Loan and Trust Review and Outlook

THE FINANCIAL POST

The Canadian Newspaper for Business Men and Investors

VOL. XVIII. Single Copies, 10 Cents PUBLICATION OFFICE: TORONTO, MAY 30, 1924 Annual Subscription, $5.00 No. 22

PRICE MOVEMENT SHOWS BUSINESS MORE STABILIZED

Pessimism Not Warranted By the Business Situation

IS IT A NEW NORMAL?

Two Years of Steadier Prices Have Now Been Completed and Other Indices Indicate Stability

Sentiment with regard to the actual status of business in Canada has not yet placed itself in accord with the facts. Two years of stabilized prices have just been completed, and other basic indices support the view that we have achieved the one thing which, since the war, has been the unanimously accepted remedy for the ills of bad business, namely, stability. Yet when it did come, this new normal has not been readily recognized, nor has it been entirely welcome. During the post-war boom abnormally active business became the rule and everyone formed the habit of expecting constantly increasing wages and profits. We are now making the error of comparing the present with the abnormal conditions of the boom period, and we unconsciously conclude that business to-day is very bad.

Actual State of Business

An analysis of the present business situation warrants a greater degree of confidence than is usually recognized. Business has become stabilized at a new normal somewhere half way between the old pre-war average and the war-time peak. Unlike the United States we have virtually no surplus of goods. American business and industry were speeded up abnormally during the war and post-war boom, and over-production has resulted. Canadian industrial equipment was speeded up simultaneously but in a much more moderate way, and we were fortunate enough to escape the 1920 boom, for the most part. As a consequence, Canadian supplies are low in most lines.

Another factor which is distinctly in conflict with the view that business is worse than last year, is the position of our foreign trade. Statistics just published covering the year ending with April show a striking increase in total volume of trade over the last two years. Exports to all countries exceeded those of two years ago by 43 per cent. and those of last year by nearly 10 per cent. Imports were 21 per cent. greater than two years ago, and 8 per cent. higher than last year's. Our exports to the United States, our largest customer during the period, have shown the following increase since 1922:

1922	$285,112,000
1923	379,525,000
1924	429,265,000

This year's increase over last, incidentally, is considerably greater than that in the case of all other countries combined.

A further indication of improvement is seen in the employment situation—a decidedly reliable barometer of conditions. At the beginning of this month some 20,500 workers were added to the staffs of firms reporting to the Dominion Bureau of Statistics, making the position considerably better than at this time last year. The improvement was divided almost evenly between the different provinces, with the exception of British Columbia where the employment figure for all industries ran above 100 per cent.

In summing up the present situation and the outlook, the various business indices show that we should expect conditions to continue on the present even keel for some weeks. The volume of retail sales has increased marginally and this may be expected to continue. No major movement seems to be in prospect until the harvest again becomes a factor.

Canadian Conditions

Car Loadings—Year to date—

1923	1924	
962,457	1,056,090	+9.7%

Building—Four Months—

1923	1924	
$33,140,417	$26,411,010	—25.4%

Bank Clearings—Four Months—

1923	1924	
$4,466,340,359	$4,716,278,718	+ 5.6%

Grain Movement—Receipts to date—

1922 crop	1923 crop	
289,039,775	357,469,585	+23.6%

Savings Deposits—Chartered Banks—

1923	1924	
$1,218,295,721	$1,192,589,899	— 2.1%

Current Loans—By Banks—

1923	1924	
$1,058,236,482	$1,006,913,916	— 5.1%

Net Dominion Debt—

1923	1924	
$2,430,202,552	$2,409,326,639	— 8.6%

Railway Earnings—Four Months—

	1923	1924	
C.P.R.	$49,906,000	$53,502,000	+ 7.2%
C.N.R.	74,745,176	75,835,721	+ 1.4%

Balance of Trade—Twelve Months—

	1923	1924	
Exp.	$945,295,837	$1,058,553,297	+11.9%
Imp.	802,579,244	893,335,491	+11.3%
Bal.	142,716,593	165,217,806	+15.7%

Politicians Flim-Flamming Farmers on Tariff

WINNIPEG, (Special) — According to what Richard Willis, a prosperous 1,000-acre farmer of Turtle Mountain, Manitoba, told the Dominion Mortgage Association annual meeting here, the possible reduction in the price of the average binder by the removal of duty is not worth wasting any busy farmer's time campaigning for. Based on his experience, it would represent less than a dollar a year on the life of a binder in the hands of a good farmer. In this respect he proves the contention of THE POST that tariff reductions are the response to prejudices against Canadian manufacturers as a whole—prejudices that were aroused among all classes across Canada by the high-handed activities and policies of a few.

Mr. Willis said that: "The manufacturers are my friends and I believe they want to help the farmers; they have enabled me to farm better. When you find a farmer who complains about the duty you find a farmer who abuses his binder and it lasts four or five years, while I have five binders I have been using for fourteen years and expect to use them several years more."

Mr. Willis started to farm a half-section in 1892 with less than $500. To-day he is one of the most prosperous farmers in Manitoba, working 1,000 acres and successful as a stock-raiser and producer of diversified crops.

PUBLIC OPINION FORCES ACTION ON BANK INSPECTION

Shareholders' Audit Probably Used as Foundation of New System

Special Correspondence

OTTAWA.—Public opinion has had its way despite the attitude of the Canadian Bankers' Association and the earlier policy of the government, and Canada is to have government bank inspection. THE FINANCIAL POST said at the opening of the session that although it might be quite true, as the Bankers' Association contended, that the amended Bank Act met the present situation and although the government had sought to shelve the issue by appointing a commission, the House would probably take the matter into its own hands; it has and inspection is the result. Had the suggestion come from the banks themselves it would have raised them in public esteem and have done even more to restore the confidence of the people. In any event it is to be hoped that the inspection will be no more than the workable supervision which THE POST has been advising—otherwise the business of the country may suffer by impeding the workings of the financial machinery.

Mr. Robb in making the announcement, expressed the view that existing machinery in the form of shareholders' audits might be used. He was inclined to think highly of the auditors, for they were picked from a selected list. He would have their reports sent to the inspector to be named.

As for the new official's duties Mr. Robb had little to say, save that he thought he would be a kind of "bank inspector." His own idea was that there should be a head office inspection of banks, say once a year, and that the "inspector" should also have the power to inspect the head office, or any of its branches, as often as necessary and at whatever time he might think desirable. It was wise that the public should come to look on this inspection as a matter of routine. As it was at present, if auditors were sent into a bank to make an inspection there was a tendency for such action to give rise to unfounded suspicions that did damage.

An Experienced Banker

The minister emphasized the fact that the appointment should not be of a political character. From his remarks it was evident that he had not been impressed with some of the remarks of John Skelton Williams, for he said that it would not be a political appointment such as his. So it looks as though the man selected will be an experienced banker with strength of character enough to steer a steady course.

It has been evident for some time that Mr. Robb was being converted to some form of government inspection. Indeed, after G. Edwards, the government's adviser on banking, said that he would be prepared to recommend at least a head office inspection, there was no alternative for Mr. Robb but to fall in with the proposal or else get a new adviser. The testimony heard by the banking and commerce committee strengthened the case for inspection.

Good Insurance Inspection

G. D. Finlayson, superintendent of insurance, gave the committee very valuable information relating to the system of inspecting trust and loan and insurance companies. It came out that the government under its very nose has a system of inspection

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THE CONSERVATIVE PARTY BOWS TO PUBLIC ON TARIFF

Abandons High Protection and Would Put a Surtax Tax on the Tariff Profiteers

OTTAWA (Special).—With the final vote on a budget, the business and financial interests of the country usually settle down and try to adjust themselves as well as they can to the new conditions such as they may be.

The changes that will result from this year's debate and from the final vote in the Commons this week are the most important perhaps in 45 years, and yet there has been no budget in recent years that has caused so little uncertainty or so little upsetting of general business, even after a discussion extending over five weeks, a situation for which the Minister of Finance, Hon. Mr. Robb, was given unusual compliments from all sides and the full credit his handling of it had earned. There have been fewer deputations than usual.

The average of the views expressed by speakers was perhaps the fairest and soundest and most practical ever heard in the House. There seemed to be a feeling that the country was facing a serious situation and it was the desire of all to assist, regardless of party advantages. The only real difference arose over the question of whether there was a surplus on the year's operations as the Government claimed, or the considerable deficit which the Conservatives exposed. The independent, Hon. Mr. Crerar, confessed he could not tell which was right, and suggested the sensible course. "The important thing, however, is that the public should be plainly and completely informed as to the exact position of our finances."

The chief disappointment which found expression among all parties was the failure of the Government to make any serious attempt to cut the fearful national extravagance and reckless waste. As usual, wherever there is a disagreeable national duty to be done, the country has to depend upon the Senators. They are moving to speed up economic action by the Government. The criticism of the Premier, whether justified or not, for not taking a stronger stand at the Imperial Conference for Empire trade was well received by all sections, for hitherto Canadians of all parties have looked to that as a great, if not our greatest, hope.

The most significant developments have been the partial abandonment, even by the Conservatives, of the high protective policy inaugurated 45 years ago; the establishment at last of a permanent tribunal to deal with taxation and tariff matters, and the adoption by Parliament of a policy of aiding our natural industries, agriculture, mining, forestry and fishing, with duty and tax free equipment and supplies. On this point the

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Loan Companies Recognize That They Are Partners of Borrowers

Winnipeg Convention Embraces an Educational Course for the Farmer Who Would Change From One-Crop to Mixed Farming—Carrying on Work in Practical Way

By J. W. TYSON,
Editor, The Financial Post.

The recognition of the Canadian loan, trust and insurance companies that, after making a mortgage loan to a farmer, they are partners in the enterprise and must help in its success was strongly evident at the Mortgage Association meeting at Winnipeg. "We must convince the farmer that we want to help him," declared the president, A. B. Fisher. In the following article some of the outstanding features of an important conference are dealt with, details of various addresses and reports made being given in a special section devoted to the affairs of the mortgage and trust institutions.

WINNIPEG.—That the mortgage company is in fact the partner of the farmer was strongly brought out at the annual meeting of the Dominion Mortgage and Investments Association, when representatives of companies with assets of nearly $1,600,000,000 gathered not only to consider the conditions and problems bearing on their own affairs but to take constructive steps looking to improving the earnings of the borrower. In brief, the big companies, loaning many millions to Western farmers, now realize that they have a part to play in helping the borrower to make the profits out of which he will pay his interest and maintain the security behind the loan safe and sound. "We must convince the farmer that we want to help him," declared A. B. Fisher, the president of the association, after hearing Premier Bracken, of Manitoba, outline the farmers' problems in an earnest and comprehensive way.

The impression given by the daily press in reporting the proceedings that the financial men were being given a baptism of agricultural information, is far from the fact. The program was designed by the association not so much to educate its members about the affairs of the farmer as to assist the farmer in meeting his problems in a practical way. To emphasize this it might be mentioned that, as the result of an exhaustive investigation of sweet clover production, conducted by the Rural Credits Committee of the association, a bulletin was prepared and already forty thousand copies have been distributed to farmers. This committee, under the chairmanship of C. M. Bowman, chairman of the executive of the Mutual Life of Canada, also submitted to the convention a most illuminating report on rural credits in the United States, Canada and New Zealand. This report arrived at the interesting conclusion that the Canadian farmer is better off than the American farmer or the farmer of New Zealand because his credit position has not been impaired to the same extent by government credits. The absence of Mr. Bowman through illness was a regrettable feature of the proceedings, and it was fittingly referred to by J. F. Weston, of the Imperial Life in tabling the report.

Throughout the proceedings the question of bringing better conditions

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LOAN COMPANIES FAVOR GOVERNMENT INSPECTION

In view of the announcement from Ottawa regarding government inspection of banks, the endorsation of government supervision of trust, loan and insurance companies by the Winnipeg convention is interesting and important. In the case of these companies the movement for inspection was initiated through their own association, and has been satisfactorily worked out by the association and federal and provincial governments.

SPANISH MAY EARN 20% ON BOTH STOCKS

Production Running at Record Levels—Profits Much Better

From Our Own Correspondent.

MONTREAL.—Spanish River Pulp and Paper Mills are likely to present this year the most gratifying financial statement ever put before the shareholders. The company's production has recently been running at record breaking levels. The paper has been turned out at an excellent profit. At the rate things have shaped up during the first ten months of the company's fiscal year which ends on June 30 it seems practically certain that profits will total around $1,500,000 better than last year. Net profits are likely to total in the neighborhood of $3,600,000 as against less than $2,200,000 for 1923. This will be after very ample reserves to depreciation—possibly as much as a million dollars being transferred here.

Such earnings would work out at around 20 per cent. on both common and preferred shares. It is fair to divide net earnings between the total of the preferred and common shares because the preferred shares rank equally with the common after seven per cent. has been paid on the latter. Dividends are now seven per cent. on both securities.

The high rate of earnings, taken in conjunction with the fact that dividends now total only about $1,400,000 a year including proportion of dividends paid to bondholders, has added further strength to the company's liquid position. Improvement of about two and a half millions in working capital is looked for. The bank loan that stood at $1,000,000 a year ago may be wiped out although, at the present time it stands above that figure due to the fact that the winter's wood has been requiring much ready money for some months past.

Combine of Engraving Manufacturers Alleged

OTTAWA.—Complaints are made by some of the large users of engravings who have become alarmed over the recent action of the Engravers' Association in making a new agreement advancing prices about 25 per cent., and the Government will in all probability be asked to investigate. The association is alleged to be one of the worst types of combine in the country, with the result that while copper and other raw materials are below pre-war levels, the finished product is perhaps the most expensive Canadians have to buy. It is charged that the new agreement has been passed on by one of the ablest lawyers in the country and is now so carefully drawn that the signers cannot be caught in any way by the new Combines Act. Two firms who have refused on principle to join in the agreement complain that they have been subjected to persistent persecution from some of the concerns in the combine.

Nearly $44,000,000 In June Dividends

There will be distributed in dividends and bond interest during June a total of nearly $44,000,000, according to the compilation of THE FINANCIAL POST. The total is practically the same as for June last year.

BUYS BIG FARM

WINNIPEG.—James Stewart, director of the Bank of Montreal, prominent in the grain trade, shows his faith in farm land values by taking on a new farm of two sections, 1,280 acres, purchased at $25 an acre, or $32,000.

Strong Fight to Get Canadian Power for the United States

Some Evidence That Campaign is Succeeding is Found in Alarming Figures of Increased Exports of Power Across the International Boundary Line

From Our Own Correspondent.

MONTREAL.—The announcement from Ottawa that Canadian power exportations in 1924—the 12 months to March 31—were 30 per cent. higher than in 1923 has caused a great deal of interest in this whole question of the export of power from Canada. Many influential leaders have taken a definite stand against the export of Canadian power on the ground that Canada should reserve its water powers as a lever to bring about the industrial progress of the Dominion. But, on the whole, little public interest has as yet been aroused on the question.

It must be regarded as one of the most important questions before Canadian people to-day. Canada is on the verge of a greater industrial and water power development than ever. There are many power projects definitely planned that provide for exportation of the power to the United States. New England manufacturers are making a determined fight to get Canadian power. Industrial progress in many New England centres is doomed; there are cities there that must remain stationary in their development unless they get Canadian power. They are fighting hard to get it. Big New York banking firms and their Canadian agents are pulling all sorts of strings at Ottawa to get the government to declare a policy of permission to export power. This "lobbying" is not merely rumored, it is a present fact. But all the activity is on one side, for power export. So far public opinion has not yet crystallized against permitting the export of Canadian power.

The increase during the year of 30 per cent. is in itself significant, indicating that, without any deviation from the present system of permitting power export only under year-to-year licenses, more and more Canadian power is seeping across to American industrial centres. The dispatches from Ottawa gave only the meagrest details. THE FINANCIAL POST is able, though, to present the definite record of power exportations from Canada during the past two years. Here it is with the increase shown plainly in black and white:

Trend of Export of Power

By provinces and companies years ending March 31

	Kilowatt hours 1923	1924
B.C. Electric Rly.	467,353	754,558
West. Power Co.	32,457,700	40,531,531
West Koot. Co. .	898,700	545,600
Total B. C. ..	33,823,755	41,831,689
Ont. Power Co.	295,849,500	341,323,900
Toronto Pow. Co.	103,922,550	222,215,400
Can. Niagara Co.	244,948,750	346,930,250
Ont. & Minn. Co.	8,606,760	12,065,000
Total Ontario	653,327,560	922,534,550
Cedar Rapids Co.	356,795,000	425,304,000
Sherbrooke Rly. & P. Co.	212,347	14,400
Total Quebec .	357,007,347	425,318,400
Maine & N. B. Co. New Brunswick	10,713,925	10,546,701
Total Canada	1,054,872,585	1,400,231,340

Increase, 1924 over 1923, 32.7 per cent.

Previous record year, 1917:

1924	1,400,231,000	
1917	1,224,711,000	
Increase	175,520,000	or 14.3%

Average of previous 8 years:

1924	1,400,231,000	
Average	1,050,642,000	
Increase	349,589,000	or 33.3%

Some Power Bound To Go

Probably there will always be a certain amount of Canadian power sent across the line to the States. It may be a point of good business to

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MARKED TREND TO MIXED FARMING ON THE PRAIRIE

Particularly in Manitoba and Parts of Saskatchewan

CROP LATE BUT GOOD

Moisture Conditions are Satisfactory Except in a Few Localities—Seeding Pretty Well Completed

By E. CORA HIND,
Commercial Editor, Manitoba Free Press.

WINNIPEG.—With the exception of a few scattered points wheat seeding was practically finished last Saturday, with the sowing of coarse grains about 75 per cent. concluded in the three prairie provinces, according to 280 crop correspondents sending in their reports for the first Free Press crop report for 1924. The reports show a decided decrease in wheat acreage in Manitoba, probably 25 per cent., a slight decrease in Saskatchewan with Alberta about unchanged from last year. The decreased acreage in wheat is being substituted by increased acreage in coarse grains, flax, sweet clover, corn and fodder crops, there being a marked trend towards more mixed farming, especially in Manitoba and parts of Saskatchewan.

The wheat crop appears to be about one week to ten days later than last year, due to the late opening of spring and continued cold, backward weather which has retarded growth. Generally speaking, wheat is from two to three inches above ground, with some early sown seed much higher. In some cases night frosts have killed all wheat above ground, but this has caused the plants to stool out splendidly, and the cool weather has enabled the crop all over the West to make splendid root.

The seed bed is reported in good condition throughout Manitoba, Saskatchewan and Alberta, and, with the exception of a few districts, there is sufficient moisture to give all grain crops a good start. Pasture conditions are undoubtedly poor in Manitoba and Saskatchewan, the majority of the correspondents reporting little growth due to cold weather, while in Alberta they are somewhat better, but not of the best. There appears to be sufficient labor in practically all districts, average

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Tax Arrears Not Now a Prior Claim to Mortgage

OTTAWA.—Out of the controversy as to whether tax arrears become a prior lien to a first mortgage under the Income War Tax Act of 1917 comes an amendment which would seem to clear up the situation and relieve the anxiety of the mortgage companies and others making loans on mortgage. The amendment provides for "certain modifications of the present law pertaining to the income tax lien and to render certain that the lien shall not take priority over securities validly taken prior to the time at which the lien attaches."

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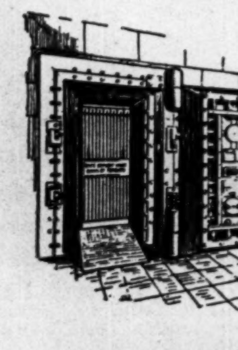

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CANADA TOUCHED HIGH POINT AUTO OUTPUT IN 1923

Country Manufactured 147,000 Cars In Twelve Months

BOUGHT 89,000

Canada Depends to Large Extent Upon Export Sales of Her Motor Cars

From Our Own Correspondent.

MONTREAL.—The disappearance of five small automobile companies from the field caused no decline in production of cars in this country last year. There were only ten automobile companies in Canada in 1923 as compared with fifteen in 1922. Yet the ten companies produced 46,500 more cars in 1923 than were produced by the fifteen companies engaged in automobile manufacture in the previous year.

Canada has a favorable balance of trade in automobiles. Automobiles and parts exported from Canada in the 1923 calendar year had a valuation of $37,530,377, and automobiles, engines and parts imported had a value of $32,081,604. This feature was achieved despite the fact that Canada absorbs each year many automobiles of types that are not manufactured at all in this country and despite the importation of some 31,500 engines. The comparative import and export record of the Canadian automobile industry in the calendar year 1923 was as follows:

Autos Exported from Canada Calendar Year 1923

	Number	Value
Trucks	12,439	$ 4,503,659
Passenger cars	57,481	29,325,033
Parts	.....	3,530,377
Total	69,920	$37,530,377

Automobiles Imported Into Canada Calendar Year 1923

	Number	Value
Trucks	1,356	$ 1,879,574
Passenger cars	10,467	10,447,045
Parts	.....	15,047,633
Engines	31,547	4,707,352
Total cars	11,822	$32,081,604
Favorable balance .	58,098	$ 5,448,773

Growth of the Industry

The automobile industry has grown very rapidly in this country largely due to the preferential tariff arrangements that Canada has with some other countries. Some figures of the rate of growth are here given:

	No. of Plants	Capital Invested	Value of Production
1917	11	$28,000,000	$54,500,000
1918	10	31,500,000	67,000,000
1919	11	35,000,000	80,500,000
1920	17	54,000,000	101,500,000
1921	14	40,000,000	67,000,000
1922	15	48,000,000	82,000,000
1923	10	60,000,000	96,500,000

Capacity of Plants Greater

It is because of the great size to which the industry has grown that Canada does not want to lose such an important market as Great Britain. The loss of this market stares us in the face as a result of the Snowden budget, canceling preferential tariff arrangements made with Canada as regards automobiles and putting all automobiles on the British free list. Canada may find other markets for the cars that have been going to Britain. It would be well if we could, for, despite large production of Canadian automobiles at the present time, the industry has some tendency to show itself as overbuilt. The ten factories reporting their production in 1923 have an estimated yearly capacity of 186,500 automobiles and 10,100 trucks, so that the production in 1923 of 147,202 vehicles was only 75 per cent. of capacity.

Export markets are necessary today because Canada's annual consumption of new cars is much less than the annual production, even without including imported cars. In 1923, for instance, there were 58,790 new passenger cars, 8,506 trucks and 21,750 chassis put into service in Canada.

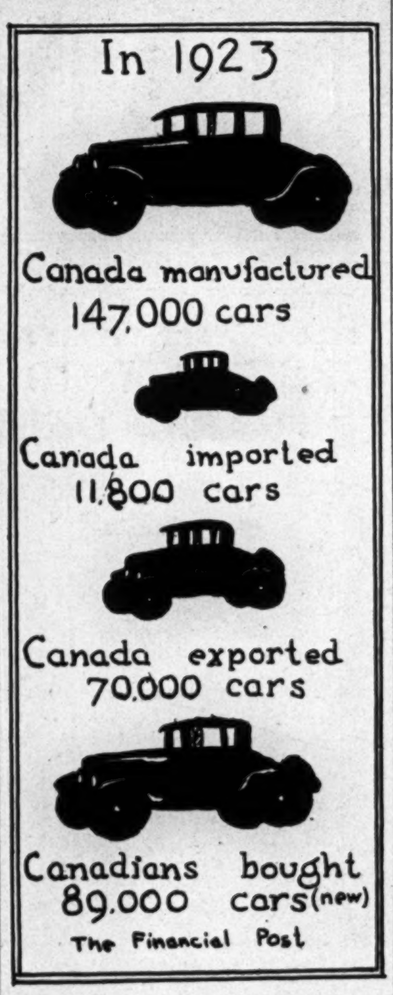
ITALIAN BANK SEES BETTER CONDITIONS

A valuable survey of world business is made by Credite Italiano in its annual report recently published. As this bank is one of the strongest and oldest in Italy, and has extensive interests in many parts of the world, it speaks as an authority.

After discussing the gradual improvement in the finances and commerce of Italy, the bank states that there is a marked tendency toward stabilization in all countries; that the productive capacity of the nations has increased materially; that unemployment has declined, and that the improvement both in international and in domestic trade has increased shipping and freight returns—a large factor in building up business.

Referring to agriculture's part in improving conditions, the report affirms that satisfactory world crops along with higher prices for some of the leading staples has acted as an important stimulus to business and industry. This was most evident in the United States, where a gradual rise in the world's gold prices is an indication, if not an absolute guarantee, of general improvement.

In conclusion, the report states that "some countries have attained financial equilibrium, or are in a fair way of doing so, while others are still struggling with unstable conditions. Nevertheless, the effort to restore public finances to normal conditions is becoming more general, thus allaying the feeling of distrust which still widely prevails in the world, and which has so largely delayed recovery and paralyzed initiative. The obstacles which have yet to be overcome are formidable and numerous, but the efforts to that end are growing and becoming better co-ordinated."



Wild Credit Buying is Dying Out in Alberta

From Our Own Correspondent.

CALGARY.—The elimination of unwise and reckless buying by farmers on credit is pointed to by W. H. Berkenshaw, local manager of W. R. Brock Co. and ex-president of Calgary board of trade, as a satisfactory and hopeful condition for the future. It is having a most beneficial effect upon the monetary conditions of Alberta. A great many country merchants by the adoption of an almost entirely cash business improved their financial position materially. They report that farmers are tired of paying for a "dead horse" and are adapting a system of farming which enables them to pay cash for their requirements. This change, coupled with the soil being reported in excellent shape so far as moisture was concerned, he was confident would assure a good fall and winter business.

Vancouver Route Cuts Into U.S. Grain Trade

From Our Own Correspondent.

OTTAWA.—It is noteworthy that in spite of the fact that a much larger volume of Canadian grain has come down the lakes and gone out through Buffalo this spring than was the case last year, there has been a falling off when the totals since September are compared.

From the opening of navigation, May 14, 46,750,000 bushels of wheat were shipped from the head of the lakes, of which 26,338,000 bushels went to Buffalo. Total exports of the crop year to April 30 were 199,563,000 bushels, or 28,000,000 more than a year ago. United States ports, instead of handling 110,550,000 bushels as in 1923, have handled only 100,422,000 bushels.

The reason for this is to be found in the fact that this crop year Vancouver shipped 46,000,000 bushels, or near three times as much as a year ago.

John Moody told the American Iron, Steel and Heavy Hardware Association at its fifteenth annual convention, that prosperous financial conditions throughout the country had made the 1924 dollar as good as the dollar of 1913.

OPPORTUNITIES FOR TRADE WITH ORIENT MANY AND VARIED

Trans-Pacific Markets Heavy Purchasers of Iron, Steel and Base Metal Products

HELP BY TARIFF

Suitable Adjustment Giving Some Advantage in Canada's Market Would Bring Results

From Our Own Correspondent.

OTTAWA.—Trade with the Orient is a live topic in Parliament. Those who give much thought to the subject realize that the prospects for increasing exports to this portion of the world are better than they are in many parts of Europe, where the currency situation works against Canada. It is also realized that the United States is increasing her exports to the Orient a great deal faster than Canada is.

Hon. H. H. Stevens, Vancouver, ex-minister of trade and commerce, has been giving the subject a great deal of study and points out that an indication of the possibilities and growing trade of trans-Pacific is to be found in the grain shipments from Vancouver to the Orient for 1923-24 as compared with 1922-23. For the six months from September 1 last, to May 1, we exported to the Orient through the port of Vancouver 13,182,000 bushels of grain as compared with 2,935,000 bushels for the same period last year. He adds:

"In the first four months of 1924, 111,000,000 feet of lumber was exported to the Orient. This exceeds the joint total for the same period for the last three years, and is indicative again of the tremendous growth of Oriental trade.

"Then take frozen salt and cured fish—the first four months of this year there were shipped to the Orient 84,600 packages which exceeds the quantity of the two previous years for the same period.

"The export of flour for the first four months of this year amounts to 572,000 barrels as against 280,000 barrels for the same period last year.

"Our shipments to Australia do not show as great an increase. There is a large increase in the export of shingles, canned fish and of frozen salt and cured fish, but our paper and pulp export to Australia is virtually nil. The reason for this, however, is that Canada has been unable to secure a reciprocal trade agreement with our sister Dominion. This, to my mind, offers one of the best opportunities for Canada. We are purchasing large quantities of dried fruits from California which could very well be purchased from Australia, by reasonable adjustment of our own tariff, and this would largely contribute towards opening the Australian market to our pulp and paper, and to some of our manufactured articles.

"Shipment of grain to South American ports is another possibility. In 1922 none was exported via Vancouver, but in the first four months of 1924, 229,000 bushels were exported, as well as over 6,000 cases of canned fish, besides quantities of other exports."

From the above Mr. Stevens says one gets some indication of the growth of trans-Pacific trade and also its possibilities. What is perhaps of vital importance to Canada is that Japan, China, Straits Settlements, New Zealand are all large consumers of iron and steel rods, bars and manufactured products, also of copper, lead and their manufactured products. Nearly every vessel leaving Vancouver for these points carries considerable quantity of American manufactured articles, but comparatively little of Canadian manufactured goods. He says he checked the manifests of two vessels sailing from Vancouver last year, each of which carried over 1,800 tons of American manufactured iron and steel, lead and copper products, with very little of Canadian manufacture. But a suitable adjustment of Canada's tariff giving some advantage in our market to these great consuming trans-Pacific countries would very easily solve the problem; and there is the possibility of securing preferential entry into their markets. "This, in my mind," he concluded, "should be the objective of Canada."

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Capital $4,000,000
Reserve $5,000,000

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THOMPSON-STARRETT Company, Limited

Building Construction

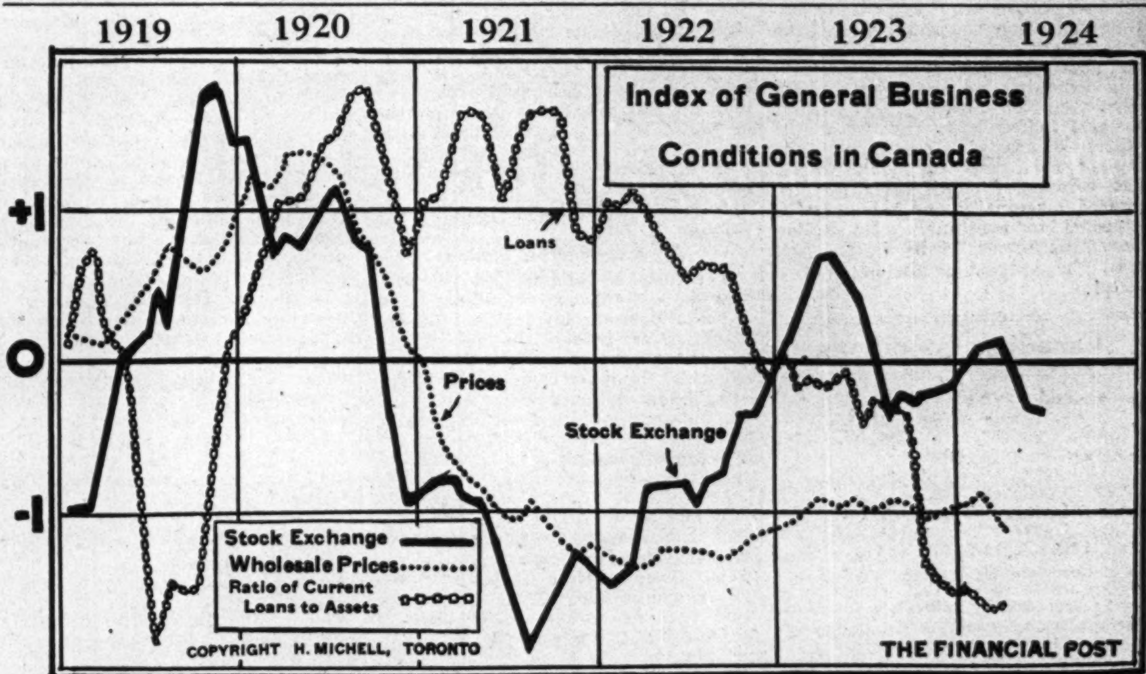
Would Push Sugar-Beet Growing in S. Alberta

From Our Own Correspondent.

LETHBRIDGE, ALTA. — Hon. Vernon Smith, minister of railways and telephones, Edmonton, is on his way to Salt Lake City, where he will confer with officials of the Utah-Idaho Sugar Company with respect to the establishment of a beet sugar refinery in Southern Alberta in 1925. Mr. Smith, if successful, will urge the government to renew its campaign for settlers in Holland and Scandinavia placing additional immigrants from those countries on 80-acre sugar beet farms on irrigated tracts. Settlers brought out this spring from Holland, Switzerland and England are doing well.

C.P.R. CUTS WINNIPEG STAFF

WINNIPEG.—Five hundred men have been released from the C.P.R. Winnipeg car shops in the last few weeks. It is possible that one hundred more will be released on May 30, which will conclude the reduction for this season. The lay off is in accordance with the agreement with the unions affected.



The index of general business conditions in Canada, prepared by Professor H. Michell, of McMaster University, Toronto, corrected to May 15, showed a continuation of the movements noticed last month. The index of industrial stocks moved downward, declining from an average of 89.5 to 88.7. Wholesale prices declined from an average of 176.9 to 173.9. The ratio of current loans to total assets of the banks increased fractionally. These movements are shown on the chart above.

With regard to the present situation, all that can be said is that the general weakness that began to develop in February continues, and, as far as can be seen, there seems little prospect of a rally in the near future. As has been frequently remarked in former publications of this index, while the ratio of loans to assets is at so low a level, and while there appears no disposition on the part of the mercantile world in Canada to avail itself of extended credit facilities, there can be but small expectation of buoyancy in trade.

The present small rise in the ratio of loans to assets is purely seasonal and extremely moderate; if it had given any indication of increased activity, it would have been far greater. The wholesale commodity markets are weak, while stock prices show no signs of rallying. On every count, therefore, we must look for quietness in trade for the next few months.

BUILDING FALLING OFF; CONTRACTORS ARE BADLY LOADED

Severe Decline in House Construction Noted in Practically all Cities

MONEY AVAILABLE

Mortgage Funds to be Had But Companies Are Holding Down Fearing Price Decline

Building in the Dominion is falling off and indications are that the present year will fall considerably behind the past year, unless there is a sudden change in the situation. Construction, business building and industrial development seem to have been standing up as compared with last year. Compared with pre-war years, however, and allowing for the difference in prices, the total is insignificant. The big falling off in building has been in residential construction. Large contractors, who, during the past couple of years, launched extensive programs of construction when funds became somewhat easier and the demand for houses greater, are in many cases standing with houses on their hands, some with one and not a few carrying two mortgages.

The housing situation seems to be due to the fact that a great many prospective buyers are looking for a falling off in prices and so are waiting. Several realty dealers say they have clients who are willing to buy at a price not yet in sight. Like the other markets of the day, the realty market is really a buyers' market.

Unemployment a Factor

Unemployment is proving an ever-increasing factor in the situation by placing many in a position of being unable to meet their commitments. This also is adding to the pressure to sell. These facts have, in turn, made inroads on the houses available for rent and a decline in rents is almost general throughout the Dominion but particularly in Toronto, Hamilton and other fairly large cities. Another factor has been migration to the U. S., leaving a large number of vacant houses, especially in the large industrial centres, and throwing many of these on the market at reduced prices.

The cost of construction is offering no inducement to home builders to go ahead. The price of materials is almost unchanged, while in the matter of labor the tendency of wages has been upward rather than downward. In other construction the bulk of the work is on public buildings, schools, etc., rather than for business or industrial building, though the total for the latter two stands fairly well with 1923.

The situation as outlined above is not due to the monetary situation. There is money available for building, although the loaning companies are holding borrowers down fairly well in anticipation of a decline in values which some of the mortgage companies are certain must come. Quite a number of new second mortgages are being placed, not a desirable kind, according to some of the lenders. They place them in two important classes, those who have a substantial equity in their home and are pinched for funds to meet payments, and those who are borrowing to meet ordinary living costs. There are many who are pinning hopes on increased immigration to rectify the situation by the end of the year, but many authorities say they are over-optimistic and doomed to disappointment.

The following figures on 1924 building permits give some idea of the trend of building. It will be noted that in April there was a heavy falling off, while the falling off for the four months is not so great. This is due to the fact that January and February of this year started well and piled up a substantial advance over a year ago. Since then, however, this gain has been wiped up and a loss recorded.

The figures:

	1924	1923
April	$13,452,359	$19,207,171
4 mos. total	30,293,734	33,930,146

Some interesting points about the western situation have been received from the head of one of the mortgage companies operating in that section. He says:

"Mortgage conditions in Winnipeg are very fair, as there would appear to be ample money for average sized houses built within the city limits, but there was not much inducement in the year 1923 to build, as we cannot get away from the fact that a great number of people migrated to the States, most of these people being engaged in the building business, which had fallen off very considerably during the year 1922, so that last year could not be called by any means a heavy building year, with the result there was not much demand for mortgage money, and there were ample funds to meet this limited demand, where the demand was reasonable.

"Owing to the migration above mentioned, and a limited number of new houses being erected, there was in the Fall of last year and increase in the number of vacant suites and houses, great enough to force an appreciable reduction in rents, but I understand such number of vacant houses and suites has been reduced since then, which would tend to show that the population had increased somewhat since then. There is no apparent sign of there being a heavy building season this year, particularly for houses, and for such reason the demand for mortgage money will be correspondingly low. If present heavy immigration should continue, a change might take place and result in a heavier building program than is at present looked for. But if this immigration continues throughout the season and there should be a reasonably good crop in the province, I would imagine that 1925 will result in a marked improvement, particularly so if this immigration continues.

"To be short, the result of 1923 tended to show a slight reduction in the population of the city, and with matters almost at a standstill, and I think there can be no doubt but that the poor agricultural results for last year also have tended to stop any improvement on such standstill, and while there may, and probably will be, some improvement this coming season, there will not be any direct appreciable improvement probably till next year."

Reassuring Elements Present In Canada's Railroad Situation

An Outside Observer Gives Us Some Good Pointers on Handling Our Railroad Problems and Tells Us Outlook is Bright for Their Definite Solution

By PROF. W. J. CUNNINGHAM, M.A.*
Professor of Transportation at Harvard.

A calm, forward-looking view of the railroad situation in Canada reveals elements which are reassuring. There is no real cause for serious apprehension. The economic distress of reconstruction is still with us, but it is diminishing in severity. When it passes, as it should pass, in the near future, there will be an agricultural and industrial revival which will carry the volume of production to high levels and require all available transportation facilities. The faith of those who built for the future will then be justified, and their vision will take shape in reality. The fore-handed policy of providing transportation capacity in advance of demand will expedite economic expansion. Then the railroads will become self-supporting instead of a national burden. The national policy of actively encouraging railroad building for the future, and of assuming a part of the burden of projects which failed, will be vindicated.

Recognizing Two Systems

In Canada you have frankly recognized the principle that inasmuch as the construction of the weak roads was encouraged and subsidized by the government, the government owes both to the railroads and the communities dependent upon them for service, some measure of protection. To insure adequate transportation service, and to preserve the properties until the future growth of traffic will enable them to support themselves, you have put these roads together into a national system to be operated for the government by a board of directors and a president. If need be, the transportation service is to be furnished at the partial expense of the public at large. At the same time you recognize the inherent soundness of the policy of private management under public regulation, and you have not interfered with the organization of the Canadian Pacific, one of the best managed and strongest railroad companies in the world.

Two Great Railway Systems

Disregarding, if we may, the few small Canadian railroads which are now independent but which eventually will probably find their way into one or the other of the two large systems, Canada has two railroads of approximately equal mileage, although the traffic of the Canadian National is less than that of the Canadian Pacific. One is an old and well-established system, operated with marked efficiency and with a commendable appreciation of its obligations to the public. The other has been newly created as a national system. As a system it has not yet found itself. Many large opportunities for co-ordination and welding together have not yet been fully developed. It began its existence as a system with a heavy load of deficits and an inheritance of confusion and distrust from a troubled past. Yet it is already showing signs of system consciousness. It is reducing its deficits and is living down the discredit of former years. It is justifying public confidence in the character of its management. The outlook for the future is promising.

Combining Operation Methods

As I see it, the degree of success already achieved is the reflex of an enlightened policy in adapting the strongest features of private management with the protecting and stabilizing features of nationalization. The inherent weakness of nationalization lies in the danger of harmful political interference with sound business management. This danger, in the case of the Canadian National, is minimized by its form of organization. The operation of the property is entrusted to a non-partizan board of directors, appointed by the government to represent the whole country—territorially and economically. Thus far it has given a business, not a political administration.

You have been particularly fortunate in your choice of a chief executive. When Mr. Thornton (now Sir Henry Thornton) was connected with the Pennsylvania System, it was my privilege to know him slightly, and I am well acquainted with many who were intimately associated with him in his railroad service in the United States. He is held in high regard by the railroad fraternity of that country. Of his conspicuous success as general manager of the Great Eastern of England, and his invaluable war service I need not speak, as you are familiar with the facts. His present task is greater and more difficult than any he has heretofore undertaken, but he is acquitting himself in a manner which is as pleasing to his former associates in the United States as it must be gratifying to those in Canada who were responsible for the selection.

Thornton's Big Job

When we consider that he is the active administrator of a railroad system of about 20,000 miles, made up of many heretofore separate units as yet but loosely knit together, that he is the chief of an army of 100,000 employees spread out at the rate of five per mile from ocean to ocean, and that he has inherited a multitude of difficult problems of operating co-ordination, traffic development, financial rehabilitation, and the creation of public confidence, we may form a faint idea of the immensity and complexity of his task. His policies are bearing fruit in an improved morale in the working forces, and from what I can learn in my detached position as a somewhat distant observer, it seems to me that Sir Henry is meriting and commanding the respect and confidence of the Canadian public.

Effect of Political Pressure

Thus far he has not been seriously embarrassed by political pressure. The hardest part of his task will be to get cordial co-operation and support from politicians, particularly from those of narrow vision who cannot or will not look beyond personal or sectional interests to the common national good. Politicians, however, both large and small, are keenly sensitive to the views of their constituents, and with the Canadian public as a whole will rest the responsibility if Sir Henry is not permitted to work out his national problems untrammeled by harmful political interference. By this I do not mean that it is not proper for individuals or parties to criticize. Such criticism is desirable and acts as a spur to keep the administration keyed up to a high conception of its responsibilities. It is only when criticism and pressure exceeds constructive limits, and prevents sound business administration, that it becomes harmful and destructive. Sound business administration means that projects for extension and improvements, rate and service adjustments, wage rates and working rules, and the like, should be approached from the viewpoint of national economic justification, rather than from the viewpoint of sectional advantage or political expediency.

Canada's Step Forward

As I view the situation, Canada has taken a forward step in the solution of its transportation problems. There is abundant evidence that the alignment of your railroads into two great competing systems, one national and the other private, will tend to develop the elements of strength and to neutralize the elements of weakness in both. Thus far the Canadian National has been organized and managed in such manner as to give the advantage of state ownership without the traditional disadvantage of hampering and uneconomic political interference. From the financial viewpoint substantial improvements have been made. The net operating revenue of about three million dollars in 1922 grew into twenty millions in 1923. The prospects are that in 1924 it will expand to thirty millions. Even though the figure last named will little more than meet one-half of the interest and other fixed charges, it means that the former burden on the taxpayer will be very substantially reduced. Moreover, my observation is that the quality of service has improved and that the relations with the public are marked by an increasing degree of good-will and understanding. Likewise, the relations between management and men are marked by a growing degree of cordiality and co-operation. The administration is committed to the constructive policy of humanizing the service.

A Note of Warning

At this point it may not be out of place for an outside observer who is keenly interested in the continued success of your national transportation policy to suggest a note of warning bearing upon the efforts of the administration of the Canadian National and the government to make the Canadian National a self-supporting system. If one system is built up at the expense of the other system, there may be no net gain. Indeed there may be a net loss if the damage to the strong is greater than the benefit to the weak. The Canadian Pacific, so to speak, is "on its own." It now receives no financial assistance from the government. If the competition to which it may be exposed by the system under government protection exceeds reasonable bounds in uneconomical service or diversion of traffic from the Canadian Pacific merely to reduce the net deficit of the Canadian National, the effect will be extremely harmful and against real public interest. True transportation progress consists of making two ton miles grow where one grew before, but if the second ton mile is taken from another system, which although privately managed is as much a part of Canada as the system under the wing of government protection, there is no national economic gain.

The C. P. R's. Leadership

The 1923 annual report of the Canadian Pacific indicates its inherent strength and its great transportation achievement. The company justifies public confidence and support. It stands for the best that there is in private management and, if not subjected to unfair competition at home, it bids fair to maintain its primacy among the great transportation systems of the world. Canada has abundant reason to be proud of that primacy. The remarkable record of the Canadian Pacific in years past, under the executive guidance of such outstanding leaders as Sir William Van Horne and Lord Shaughnessy, continues unimpaired under the able management of President Beatty. It has an organization which is nowhere excelled in progressive effectiveness, and its branch offices in every quarter of the globe are symbols of the greatness of Canada.

In this final word concerning the transportation situation in Canada, may I repeat that the present promising state of affairs can maintain and develop favorably only if the present enlightened attitude of the people and the government continues. If that attitude changes, if sectional differences or political expediency are allowed to interfere with the business management of the Canadian National or to cripple the Canadian Pacific, the ultimate effect will be more than disappointing. It will be humiliating. My hope is that the present enlightened attitude will continue, and that Canada's experience with her railroads in the promising years before us will prove to be a conspicuous exception to the generalization, heretofore true, that nationalization has never been and cannot be successful under a democratic form of government.

* In alumni oration at University of New Brunswick.

MAY FIX NUMBER OF MARITIME SEATS

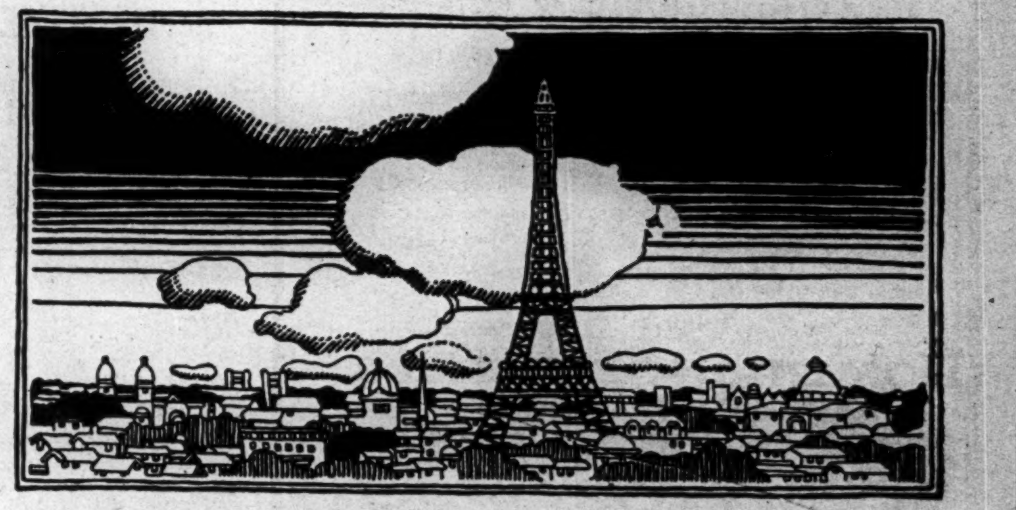
Government May Do This to Soothe Injured Feelings Over Tariff

From Our Own Correspondent.

OTTAWA.—It is impossible to say what the government's policy is as yet to the proposal from the Maritime provinces that the British North America Act be amended so as to provide that the representation of these provinces in the House of Commons shall not fall below a fixed number, but it begins to look as though it might be adopted. Prince Edward Island has that now, the amendment of 1914 having provided that its representation in the House shall not be less than that in the Senate, which is fixed at four. Under a strict application of "rep." by "pop.", the Island would only have three, with grave danger of it being further reduced to two.

If no change is made in the act, then, under the present redistribution measure Nova Scotia will lose two members. Owing to the increase in her French-Canadian population, New Brunswick escapes reduction, but identity of interests causes her to support Nova Scotia's claim.

Government circles realize that something worth-while must be done for the Maritimes. The tariff changes are unlikely to make a strong impression down there, and the reduction in freight rates on commodities will not have any more effect. Something of a spectacular nature is needed as a provision for fixed representation shapes up better than anything in sight. The loss of Halifax and Kent portends great danger to the government and it is bound to do its utmost to stem the tide.



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The Canadian Bank of Commerce acts as the Canadian correspondent of many of the leading banks in other parts of the world, and they in turn act for it in those countries where it does not possess branches.

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A Personal Service

It has been the aim of this Bank, since its inception, to be something more than a mere repository for funds. Its policy has always been to render a service both personal and interested to all its clients. Perhaps this fact accounts for the remarkable and steady growth of the Imperial Bank during the last 48 years.

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"Our client was in Montreal. We bought the stock from a man in Hamilton. The telephone charge was a moderate fraction of our commission."

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FRANK KENNEDY,
Manager

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News and Views for Investors

MUTUAL OIL

Recent mergers of Mutual Oil have brought the number of shareholders in that concern up to 20,000. The quarterly dividend, 12½ cents, will be paid in June. One of Mutual's subsidiaries, Buck Creek Oils, controlled by Continental Oils, the latter a part of the Mutual organization, has declared an initial 10 cent dividend on its 3,000,000 dollar shares.

GRAIN FUTURES TAX

Manitoba lost the first round in its effort to tax grain futures trading on Winnipeg Grain Exchange, the measure having been held ultra vires. Saskatchewan and Alberta are much interested, inasmuch as the measure was aimed to levy an indirect tax on grain produced, not only in Manitoba, but in Saskatchewan and Alberta, and traded in on the Winnipeg Grain Exchange.

PRICE BROTHERS

Price Bros. have arranged with Compagnie Electrique, of Montmagny, for the supply of electrical power to operate a timber peeling mill on the St. Nicholas River in Montmagny county. Provisions of the contract are to the effect that the company must supply a minimum of one hundred and fifty h.p. during a period of ten years. Installation of the machinery is now in progress, and by the first week of June it is expected that the mill will be full operation.

BELGO PAPER

The recent demand for Belgo-Canadian shares forcing the price up 13 points is attributed to anticipation of the six months' earnings of the company, which have been reported as follows: For the six months ending December 31 last, operating earnings before interest and depreciation were $1,275,000. Interest depreciation and preferred dividend absorbed $622,000, leaving net of $653,000 available for the half-year on the $8,500,000 outstanding common stock. Earnings for the full year will be somewhat in excess of the showing made for the first half, ended December last. January and February were about up to the previous average, as a new machine was being installed and tuned in, with consequent costs charged to operations. March, however, established a record, and this was again eclipsed last month. May output indicates maintenance of the recent earning level.

WINNIPEG ELECTRIC

There is a campaign on for proxies for the approaching annual meeting of Winnipeg Electric, Nesbitt, Thompson & Co. are conducting it. Vice-Pres. A. W. McLimont advises shareholders to await the return of Pres. Sir Augustus Nanton before giving proxies. The company has just been severely attacked by Winnipeg Hydro. The company was negotiating with the suburb of West Kildonan when the Hydro people told the village fathers not to tie up to any long agreement, that later they would extend their service to the suburb. The company in replying made an effective answer making the point that while business men of Winnipeg are putting forth their best efforts to secure the location of industries here, officials of the city Hydro are using political propaganda to depreciate private enterprise. Capital will not invest in a community when it is harassed at every point by those factions which desire nothing but political operation.

DURANT MOTORS

Shares of Durant of Canada are convertible later in the year into shares of the parent company, Durant of Delaware. So that holders of Canadian shares will be interested in the proposal to increase the capitalization of the U. S. company from 2,000,000 to 3,000,000 $10 shares. In many quarters the move is looked upon as starting a giant centralization scheme. Absorption of Star Motors on a share exchange is the first. There are only 1,200,216 shares of the 2,000,000 out, but it is presumed that the increase is to take care of the Star, Canadian consolidations and leave a surplus for others.

The basis for the absorption of Star Motors into Durant Motors, Inc., involves the exchange of two shares of Star stock for one share of Durant. With 1,000,000 of the former issued, this calls for the transfer of 500,000 Durant shares, in the event that full conversion be realized. This would bring the total of Durant shares outstanding up to 1,700,216 shares, even without the capital increase to 3,000,000.

Incidentally Durant U. S. shares sold at a new low recently, $12.

OUTLOOK FOR WOOLLENS

Canada's Woollen industry did not have a good year, according to G. A. Dobbie, Galt, president of the Woollen Manufacturers' Asociation. To most of the mills the past year was disappointing. He pointed out that Canada imported woollens worth $4.79 per head of population. If we had imported on the basis of the U. S. or 47c. per head, it would have given full time employment to between forty and forty-five thousand operatives, instead of employing about half that number. Because of the British preference he stated the imports of woollen and knit goods from Great Britain in 1921 were 35 per cent. of the home production; in 1922 they were 43 per cent., and in 1923 they reached the great total of $33,111,173. Under the McKenna duties, exports from Canada to Great Britain did not even amount to the total of woollen and knit goods imported into Canada under the British preference. The McKenna duties were being abolished, and he believed the Canadian Parliament should now give serious consideration to adjusting or canceling British preference, the main burden of which was borne by the woollen and knitting mills.

PAPERS MOVE UP

A feature of the market for the past week has been the activity of some of the best paper issues. There seems to have developed quite a new demand for these issues, for the sales recorded were two and three times the totals of the week previous, while increases were from two to eight points. Abitibi common 56 to 58¾; Brompton 31 to 33½; Laurentide 86¼ to 88; Howard Smith pref., 92 to 93⅛; Spanish common 100 to 108¼, pref. up 4 to 116, and St. Maurice 3 to 90.

NASHWAAK PULP

Hugh Chisholm and J. A. Gordon, president and vice-president, respectively of the Nashwaak Pulp and Paper Co., operating a pulp mill at St. John, have just completed a tour of inspection that included the mill at St. John, and the woodlands operations on the Nashwaak River. A site chosen some time ago for the new pulp and paper mill planned by Nashwaak Co., was also inspected. There has been no announcement as to whether or not construction work on the new plant will be started this year. The company which has been maintaining a hotel at Blackville is relinquishing control of this hostelry.

GLENGARRY PULP

Glengarry Pulp and Paper Co., Cornwall, Ont., has gone into liquidation. F. C. Clarkson, of Toronto, has been appointed interim receiver. The mill has a production of 60,000 pounds of bleached and unbleached sulphite and groundwood pulp. W. Warren Thomson is the president and manager and R. W. Arveson, superintendent. The company was originally the Cornwall Pulp and Paper Corp., of which J. B. O'Brien was president, C. C. Hullinger, vice-president and treasurer, T. Giles secretary and E. F. Emigh, superintendent. The present company was incorporated Nov. 1, 1922, and began operations Feb. 1, 1923.

ATLANTIC SUGAR

It was stated by Chairman D. Lorne McGibbon, at the annual meeting of Atlantic Sugar, that a few weeks ago the refinery created a record output of 8,400,000 pounds in one week, or an average of more than 1,400,000 a day. Export business to date had been satisfactory. How long it will continue depends on the raw sugar market. The price of raw sugar has been steadily declining during the past few weeks, and it is usually difficult to sell in a declining market. He made the point, however, that it is in the interests of the refiners to have low prices for raw sugar. Low prices stimulate consumption and increased consumption results beneficially to the industry and to the refiners.

UNLISTED SECURITIES

Industrials, Utilities, Etc.—

	Bid	Asked
Can. Assoc. Goldfields	06	08
Can. Westinghouse, pref.	131	134
Can. Marconi	70	1.00
Cockshutt Plow, pref.	26	32
Collingwood Shipbuilding, com.	50	60
Cosgrave	5½	6½
Dom. Linen, com.	5	10
Dom. Linens, pref.	25	35
Dom. Power, pref.	93	96
Dom. Power, com.	40	43
Dunlop Tire 7% pref.	81	85
Durant Motors (A)	4	5
Durant Motors (B)	5	6
Durant Motors (C)	7	8
Dom. Sewer Pipe, com.	27	30
English Elec., com.	4½	..
English Elec., pref.	43	..
Famous Players, pref. 50% com.	66	68
Gunns, Ltd., pref.	33	36
Hamilton Pantages, pref.	45	..
Hamilton Pantages, com.	1½	2½
King Edward Cons., com	33	37
King Edward Cons., pref.	57	60
K. & S. Tire, com.	..	.60
K. & S. Tire, pref.	..	16
Loew's Buffalo, pref.	57	60
Loew's Hamilton, pref.	45	..
Loew's London, pref.	5	5½
Loew's Montreal, pref.	..	25
Loew's Ottawa, pref.	18	20
Loew's Toronto, pref.	64	67
Loblaw Groc. 2nd pref.	120	..
Massey-Harris	25	30
Mount Royal Hotel, com.	9½	10½
Mount Royal Hotel, pref.	42	44
North Mexico Power, com.	13	16
National Brick, pref.	49	52
National Brick, com.	10	12
Robt. Simpson, pref. 6%	90	..
Tiger Tire Unit	4	7
Western Grocers, pref.	32	35

Loans and Insurance—

	Bid	Asked
Brit. Am. Assur.	6	7
Capital Life	22	27
Can. Mortgage	68	..
Continental Life	26	29
Crown Life	98	..
Excelsior Life	32½	..
Great West Life	228	..
London Loan	44	48
Manufacturer's Life	56	58
Mercantile Trust	100	..
Monarch Life, 10% pd.	13½	..
National Life, $25 pd.	49	..
Ont. Equitable	..	17
Peoples Loan	66	..
Sovereign Life	17	21
Sun Life 50% pd.	170	..
Sun Life 35% pd.	140	..
Sterling Bank	87	90
Trusts & Guar.	68	71
Western Assurance	7	8

FORCED SELLING OF STOCK IS HALTED FOR TIME BEING

Brokers Think That Liquidation at an End Unless Further Break Comes

	Gains	Losses	Unch.	Total
Banks	2	4	5	11
Paper	6	0	6	12
Steel	4	2	15	21
Milling	4	1	6	11
Utilities	2	1	8	11
Tractions	3	0	11	14
Textiles	3	0	11	14
Industrials	5	2	30	37
	29	10	92	131

Is forced liquidation of stocks, the natural result of a market depression at an end?

The trend of trading during the past week gives this impression. The above table tells the story. It shows that out of 131 listed stocks only ten showed declines while 92 were unchanged, which means that in the bulk of them there was no trading whatever. This makes the further point that a great deal of the trading of recent date has been from forced liquidation of stocks. Thus the conclusion may be drawn, say street leaders, that in so long as the stocks hold their present prices there will be no further forced selling.

With these facts in mind on turning to the gains column one sees some justification for the slight optimism on the street that there may be a rally in the market in the not distant future. Twenty-nine stocks showing advances, some of them material gains, indicates that there is still considerable buying on the part of the public in favored issues.

In this connection the paper group seems to have been favored. There was a substantial buving in the majority of issues of this group. Activity in the other groups was scattered with the majority of issues in each standing neglected.

Will there be a market rally before the summer holidays, is a question that was put to a number of brokers, in seeking views as to the meaning of the trend of the past week. The majority were not inclined to believe that there would be any distinct upward trend. The public is not in the market and is not likely to be, they say, until the banking situation is cleared up. Unemployment, they point out, is an evidence of the fact that many industries are not making the profits that will encourage the expectation of higher dividends for some time to come and until this situation rights itself, they cannot see any reason for most of the issues starting upward.

Canadian Converters Buys Another Plant

From Our Own Correspondent.

MONTREAL.—Evidence of the good liquid position of Canadian Converters is the fact that the company has just bought a new factory in Montreal without any new financing. The building was bought for cash, payment being made from the company's cash and investment account. The price paid was in the bargain class. The building was vacant as a result of the Hudson Bay Knitting failure.

This building will house the John P. Black unit of Converters, manufacturing ladies wear items. The Standard Shirt Company division has always owned its own building, but the Black Company has been in rented quarters.

Converters report is expected June 6, and a director of the company states that it will "satisfy the public." It is expected to show the dividend as earned.

Augustine Enterprise Again in Limelight

BUFFALO. — Formal complaint against the stock-selling activities of the Champion Rotary Motor Company, with offices in the Jackson building, has been made to Attorney-General Sherman by the Buffalo Better Business commission. Whether Attorney-General Sherman proposes to take action against the compan has not been indicated.

Benjamin F. Augustine, 102 Middlesex Road, is treasurer of the company. He has been identified with several stock flotations in the last ten years, all covering rotary engin enterprises. The Buffalo Better Business commission, in an announcement, says that to its knowledge these companies have never been placed on a commercial production basis.

London Assurance Has Assets of $50,244,358

The annual report of the London Assurance Company shows the company to have total assets of $50,244,-358 (allowing $5 to the £ sterling.) The company, which is over 200 years old, has built up a very large business in many parts of the world.

The condition of the company's funds at Dec. 31, 1923 was as follows: Paid up capital, $4.366,375; life assurance fund, $18.297.676; fire assurance fund, $7,000 000; accident fund, $66,886; margin. $4.500,000; employers' liability. $304,974; general accident fund, $652,752; investment and contingencies reserve, $2.472.781; profit and loss account. $1.256,926, and general reserve, $6,500,000.

The head office for Canada is at Montreal, the managers being W. Kennedy and W. B. Colley.

CUT $20 VEIN

Barry Hollinger, at Boston Creek, recently cut a fine vein on the 500-ft. level, values running $20 across the slope.

Bathurst Company Has Closed Pulp Mill

From Our Own Correspondent.

MONTREAL.—The closing of the pulp mill of the Bathurst Company at Bathurst will not affect paper mill of the company. The curtailment of the pulp manufacturing operations is attributed to continuance of an unattractive market. Angus McLean, president and general manager of the company, states that the company has found it impossible to continue producing pulp and selling it at a loss. The market for sulphite pulp has been far from encouraging. The company continued pulp production because of unwillingness to close the mill during the winter, and a hope the market would exhibit improvement. A satisfactory market is available for the company's paper. The newsprint is being sold at a good price. For the past six months, the company has been operating the pulp mill to capacity in the expectation that the market would turn.

WHAT NEW MOVE ARE N.S. REDS PLANNING?

New Committee of Action Named and This May Cause Some Trouble

From Our Own Correspondent.

SYDNEY.—Cape Breton is undecided whether to laugh at or be apprehensive of the recent U.M.W. convention held at New Glasgow. The biggest farcical feature was the fact that the convention gathered to bid defiance to John L. Lewis, wound up by deciding to stay in the union, to pay the obnoxious International levy and to continue nominal allegiance to the provisional officers at Glace Bay. On the other hand, Alex. R. Stewart, of Stellarton, a self-acknowledged Red, was in the chair; Dan Livingstone, still under indictment for his part in the Cape Breton revolutionary outbreak of last summer, was a speaker, and Miss Annie Buller, of Toronto, demanded out and out allegiance to the Red Internationale—finally there was the appointment of a committee of action.

Cape Breton has learned to look askance upon the committee of action, which is a favorite device of the Communistic leaders. For instance, the appointment of a committee of action was the significant prelude to the outbreak of last summer which required mounted troops and police to quell.

Just now the people are wondering what other Communistic deviltry went on behind the inane surface proceedings of the New Glasgow convention. They ask: What new trouble will follow the naming of the new committee of action?

SALE CONSUMMATED IN L. R. STEEL CASE

Protective Trust Purchase of Assets Has Now Been Confirmed

The purchase of L. R. Steel assets by the Shareholders Protective Trust has been consummated and confirmed.

A large percentage of the creditors' claims already have been brought under control of the protective trust committee with a fund to which stockholders in the various Steel interests subscribed. The plan presented to Referee Persons provided for advancement of approximately $143,000 to creditors of L. R. Steel, Inc., and $25,500 to creditors of the Steel Realty Development Corporation as credit on account of purchase price, waiver of all claims purchased by the protective trust, amounting, the committee announced, to about $1,300,000, and payment of additional cash sufficient to complete payment of 100 cents on the dollar to creditors of the Steel Realty Development Corporation, and 50 cents on the dollar to creditors of L. R. Steel, Inc.

The final step in the liquidation of the L. R. Steel interests will be taken July 15th, when creditors of L. R. Steel, Inc., and the Steel Realty Development Corporation have been directed to appear before the court at Buffalo and show cause why discharge from bankruptcy should not be granted.

Easier Money and the Markets and Business

NEW YORK, (Special).—The lowering of the Federal Reserve rediscount rate in the United States has not yet had any appreciable influence toward stimulating business. It was argued at the time of the change that to lower the rate would make more funds available for business and thus lead to increased activity. While such a positive result does not seem to have been achieved, there is a more or less negative effect in that the lowered rate probably serves to prevent a too sudden or too marked business decline. In the bond market there has been an appreciable advance in guaranteed securities, especially Liberties and New York state bonds. It is not certain that this is a direct result of the lowering of the rediscount rate. By some, the advance in these securities is attributed to the filling up of the quota which savings banks may hold of real estate and building mortgages as a result of the extended building boom. Both factors may have affected the situation somewhat. In the stock markets an advance took place at the outset but was later neutralized. It thus appears that the lowering of the rediscount rate had no marked or decided effect as yet on the markets.

DOME TRANSFERRING FUNDS

Dome Mines, Ltd., has transferred over $1,000,000 of its reserve into Canadian bonds. This amount will probably be increased to $1,500,000 within a few weeks.

LYALL CONSTRUCTION PROFITS UP A BIT

Company Met Trying Conditions That Kept Earnings Down to Low Level

From Our Own Correspondent.

MONTREAL.—Lyall Construction had another year in which extraneous difficulties interfered with normal profits. As the president, William Lyall, put it in his annual report to shareholders:

"The past year has been a most trying one for your company. A 'strike' of the steam shovel men on the whole Welland Canal caused unforeseen delay and expense.

"In June, 1923, higher rates of wages and shorter hours than those originally figured on were enforced on all the contractors, which entailed additional cost for the past year.

"While excavating rock on section 4, in accordance with the contract, one of the plants in close proximity to the canal was compelled to shut down owing to vibrations caused by blasting. As a consequence, a permanent injunction against your company was issued by the courts, restraining it from prosecuting the work.

"Owing to these circumstances our report is not as satisfactory as expected. We are pleased to say, however, that the injunction is about to be removed, and feel that favorable consideration of the wage question will be given.

"The other contracts which your company has in hand are progressing satisfactorily."

Profits Slightly Higher

The showing of the company for the twelve months to March 31, 1924, was, nevertheless, more satisfactory than in the previous year and preferred dividends were shown as earned.

Comparative earning figures for the past three years are as follows:

	1923-24	1922-23	1921-22
Earnings	$210,698	$161,097	$240,738
Bond int.	43,260	46,586	50,318
Balance	$167,438	$114,511	$190,420
Sink. fund	67,200	63,400	59,800
Balance	$100,238	$ 51,111	$130,620
Pfd. divs.	91,000	91,000	91,000
Balance	$ 9,238	x$39,889	$ 39,620
Com. divs.	......	......	122,500
Balance	$ 9,238	x$39,889	x$82,880
Prev. bal.	349,331	389,219	472,099
P. & L. bal.	$358,569	$349,331	$389,219

x—Debit.

AFRICAN CATTLE TO LIVERPOOL

The government of the Union of South Africa has made public its decision to experiment in encouraging the sending of South African fat cattle to England during the period when shipments from northern countries are small, says United States Commerce Reports. The immigration of cattle at Liverpool from the United States, Canada, and Ireland generally takes place from August to April. At the present time a consignment of 350 fat cattle is on its way from farmers in Southwest Africa and these cattle are, it is understood, to be slaughtered immediately on arrival at Liverpool.

Current Events in investment circles

Our Monthly Investment Bulletin condenses the latest happenings in the investment world in a few pages. Analyzes conditions of leading companies, gives quotations of representative Canadian issues.

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Box 24, Financial Post

Patriotism and Profit in Investing

As Seen by "Investments," Published by Nesbitt, Thompson & Company.

Although Canada has been a field for the investment of millions of dollars from the United Kingdom, the United States and other countries, Canadian investors have retained control of practically all the important and highly successful fields of enterprise in Canada. The large textile mills are almost entirely owned in Canada, nearly 90 per cent. of their securities being in the hands of Canadian investors. The milling companies are to a large extent Canadian owned and the profits have gone to the Canadian investors who have built the mills and elevators. In the opening up of the silver and gold mines of Canada, Canadian capital, which was slow at first to appreciate the opportunities and to take the necessary chances, is predominant. The great Hollinger mine, peer among the world's gold mines, has more than 90 per cent. of its shares in Canadian hands and throughout the other big gold mines there prevails a similar situation. And although one Canadian silver camp is credited with having made eleven millionaires for one American city, the silver mines are controlled by Canadian capital.

We find a similar situation in the pulp and paper industry, despite the investment of millions of American capital in new pulp and paper enterprises during the past few years. Over 70 per cent. of Canadian pulp and paper stocks, shares and bonds are owned in Canada. In the development of Canadian water powers Canadian investors have not been remiss in investing their surplus savings, and to-day about 70 per cent. of the capital invested in the privately owned water power companies of Canada is Canadian capital. As Canadians have retained in a large measure the equity in these corporations and have interested foreign capital in senior securities rather than in the common stocks that represent actual ownership, the profits have remained in even a larger measure in Canadian hands.

Much Outside Capital

Canada is proud of this excellent showing, but it is not less proud of the confidence that outside investors have shown in her high credit, backed by natural resources of amazing richness. The nearly five thousand million dollars of outside capital invested in Canada is a tribute to Canada as a field of investment that provides a lesson Canadians should not easily forget, the lesson that broader investment opportunities exist to-day in the development of Canadian natural resources than in any other country in the world.

The British capital that came to Canada in such large volume before the war, and the American capital that has been flowing steadily northward during the past few years has been particularly attracted to industries and developments built around the natural resources of Canada; the pulp and paper industry and the water power industry, for instance. The investors whose money has come in this flow of capital have chosen the most solid foundations on which to build their structures. They have chosen the points where Canada dominates; where it possesses advantages that other countries envy but cannot duplicate. Just two of these natural advantages might be mentioned by way of illuminating this point. Canada has a greater freshwater area than the rest of the world put together. There are more than 120,000 square miles of lakes in Canada. It is in this storage of water that Canada has the basis for its water-power resources. Canada has, too, a greater amount of accessible timber than any other nation. The only other countries which have greater timber areas than Canada are Siberia and Brazil and in both of these countries the timber areas are practically inaccessible under present conditions. No wonder that the Canadian forest industries and water-power development have seen such striking growth during recent years; growth that has been facilitated by the happy circumstances that Canadian timber areas and Canadian water-power resources are strategically linked, in a geographical sense.

The Obligation Upon Canadians

The interest of British and American investors in Canada's investment opportunities only emphasizes the fact that Canadians should continue to take advantage of sound investment opportunities at home. Development of Canada will be hastened by the investment of large sums of money that will be nothing more than the accumulated savings of ordinary people here and abroad. The investment of this capital will bring immigration; will provide railway traffic; will lower taxes; will solve the problem of war debt and will clear the path to greater prosperity than this country has ever known. The investment in Canadian development is an opportunity for national service.

Of course, it is a great deal more. It is an opportunity for safe and profitable use of your savings. The willingness of outside investors to put their money in Canada's natural resources should not be able to bear comparison with the eagerness of Canadians to do the same, when they are presented with investment opportunities that have the backing of tested business leaders and reliable investment banking houses.

Railway Earnings

CANADIAN PACIFIC RAILWAY

Week end.	1924	1923	Change
May 21	$3,008,000	$3,140,000	—$132,000

CANADIAN NATIONAL RAILWAYS

Week end.	1924	1923	Change
May 21	$4,329,726	$5,056,722	—$726,996
Jan. 1 to May 21	$88,657,937	$88,910,641	—$252,704

WEST KOOTENAY'S BIG POWER SCHEME WILL BOOST B.C.

New Development of Smelter's Subsidiary For 110,000 H.P.

From Our Own Correspondent

NELSON. — An application has been made by the West Kootenay Power & Light Company, of Rossland, who operate power plants at Bonnington Falls, some 13 miles south of Nelson, for the right to store 678,500 acre feet of water in Kootenay Lake. The application was made this week to the water rights branch of the provincial government.

Should this application be granted, it will mark a momentous step in the industrial progress of the Kootenay and Boundary district. The storage of 678,500 acre feet of water will be equivalent to raising the level of the Kootenay River to six feet above low water mark, and the dam will be so constructed that the high water mark will not be any greater than at present.

Build a New Dam

Should the application be granted by the water rights branch, a dam will be constructed at Granite, some five miles south of Nelson, just ahead of the Granite Rapids, where the river enters a swift and rough portion of the country. The dam will be slightly V-shape and will be some 1,200 feet in length.

In order that the high water level of the lake may not be affected, the water storage will be controlled by a movable crest. In other words, the crest of the dam is capable of being hoisted to the top of the piers at high water stage and lowered for storage purposes at low water seasons. In addition to the actual construction of the dam, it will be necessary to enlarge the channels between the dam and a point below the railway bridge. This portion now is quite wide and deep. Some dredging will be necessary above the dam also.

The storage will double the flow of water at low water periods for power purposes and will enable the two power plants at Bonnington Falls to practically double their present output of power.

It is estimated that the two plants combined will then be able to develop about 110,000 horsepower. Up to the present time some 30,000 horsepower has been developed at the Upper Bonnington power plant. Another 30,000 horsepower will be developed at the Lower Bonnington plant now under construction. With six feet of storage, each plant will be so arranged that both can increase to have a capacity of 60,000 horsepower, giving a combined horsepower of 110,000 from the two plants. Active construction work is progressing at Bonnington at present, but in some places, owing to high water, the construction has been stopped until water recedes. Some wonderful work is being done at the new site at Lower Bonnington and thousands of tons of rock have been removed for the channels and power buildings, while dam walls and fills have been made so as to guide the water flow. Hundreds of men have been employed on the work for months and the West Kootenay Company had two large boarding houses constructed to house the men.

Proposals Are Endorsed

At the spring meeting of the Associated Boards of Trade of Eastern British Columbia, the meeting went on record as endorsing the proposals of the company on account of the importance of industry and the fact that this power will in the future mean the life of the Kootenay Boundary country.

There was some talk for a time that the raising of the water level in the west arm of Kootenay Lake would endanger the reclamation scheme in the Creston district, and would also interfere with the hay cutting on Kootenay flats as well as with navigation on Kootenay Lake. Investigations made show that in no case will the raising of the water level interfere with the farming or navigation.

The smelting industry at Trail, the Consolidated Mining & Smelting Co., is supplied with power for its enormous plant from the West Kootenay Power Company's plant at Bonnington. With the development of mining processes and the ever-increasing shipments of ore from properties in this territory, the smelter is now feeling the need of increased power facilities. The West Kootenay Company also has a line extending to the Okanagan district.

C. P. R. Net Earnings in April Are Lower

April earnings of the C. P. R. declined slightly.

Gross earnings show a fairly substantial increase, being the greatest shown for April since 1920, but working expenses more than kept pace with them, these also being the greatest since 1920. With the exception of 1922, net was the lowest for any April in many years. Practically all the U. S. roads fell off in April, and to a much greater degree than the C. P. R.

April	1924	1923
Gross earnings	$13,806,121	$13,651,494
Work. expenses	12,051,204	11,706,614
Net profits	$1,764,917	$ 1,950,879
Four months—		
Gross earnings	$55,094,604	$51,546,035
Work. expenses	48,890,639	46,399,923
Net profits	$ 6,203,965	$ 5,146,112

PROVINCIAL PAPER

Quarterly earnings of $2.90 per share on the common stock outstanding is said to be responsible for the strength in Provincial Paper. Last year's earnings were $11.59 a share. So that this is being well maintained in 1924. Paper and Hydro power sales are the sources of the company's income.

Durant Had Slight Loss on Last Year

A report on the operations of the second fiscal year of Durant Motors of Canada, is being sent shareholders. The year ends March 1. Operations showed a slight loss, says the statement, but excuse this on the youngness of the concern, the cost of building an organization and keen competition of older companies.

In two years the company made and sold 13,507 cars, value $9,652,678, imported 253 cars, value $420,552, or total 13,760 cars, value $10,073,230, while the Service Dept. transactions totalled $255,768. Plant and land, less depreciation, is valued at $1,576,445, all free of encumbrance. Cash on hand totals $145,159.

STOCK MOVEMENTS OF THE WEEK

WEEK ENDING MAY 27

	Div. Rate	Yield May 26	High For week	Low For week	Close May 27	Close May 20	Sales For week	Range 1924 High	Range 1924 Low
Banks—									
Commerce	12	6.74	178½	178	178	178	81	188	178
Dominion	12	6.62	181½	180½	181	181	18	187	180½
Hochelaga	10	6.75	....	....	....	....	....	150½	143½
Imperial	12	7.05	170	170	170	169½	18	179	169
Molsons	12	7.94	151	150	150	150	3	159½	149½
Montreal	12	5.05	239½	236	237	236	36	248	230
Nova Scotia	16	6.30	255	253	255	255	52	260	248
Royal	12	5.58	215½	215	215	215	21	218	211
Standard	12	7.51	161	159½	159½	160½	54	168	159½
Toronto	12	7.03	170¾	170	170½	169	69	179	169
Union	8	7.76	103	100	103	100	96	109½	100
Paper—									
Abitibi, Com.	$4.00	6.72	59½	55¼	58	55¼	1275	69	54
do pref.	7	6.93	101	101	101	100½	5	103½	100
Brompton Pulp	....	....	34	30¼	33¾	32	1800	43	30¼
Laurentide	6	6.70	89½	86¼	88	86	680	98½	84¾
Price Bros.	2	4.76	42	41½	42	42	190	45	40
Prov. Paper, com.	6	7.22	....	....	....	....	....	110	83
do pref.	7	7.69	....	....	....	....	....	97½	91
Smith, Howard, com.	6	10.71	....	....	....	....	....	75	52
do pref.	8	8.60	93¼	92	93¼	92	141	100	90
Spanish River, com.	7	6.43	108½	99¾	106½	100	15070	114½	96
do pref.	7	5.95	117½	110	115¼	110	3099	119½	105½
St. Maurice Paper	6	6.64	91½	86½	90¼	85	860	113½	83
Wayagamack	....	....	36	36	36	36½	15	45	36
Steel and Steel Industries—									
B. E. Steel, com.	....	....	3¼	3	3¼	3	376	6	3
do 1st, pref.	....	....	40	39	39	40	185	57½	35
do 2nd. pref.	....	....	11½	10¼	10¼	10¾	1140	17	8
Can. Car & Foundry, com.	....	....	....	....	....	....	....	50	36½
do pref.	7	8.14	86	85	86	90	8	97	84½
Canada Iron, com.	....	....	....	....	....	....	....	6	5
do pref.	....	....	28	28	28	28	1	28	28
Can. Foundries, com.	....	....	....	....	....	....	....	31	19½
Can. Locomotive, com.	4	6.15	67	67	67	65	1	67	65
do pref.	7	8.09	86½	86½	86½	87	10	92½	85
Dominion Coal	....	....	....	....	....	....	....	81	60
Dominion Iron, pref.	....	....	38	37½	37½	36	120	57	31
Dominion Radiator	7	7.40	....	....	....	....	....	95	94
Dominion Bridge	4	6.25	....	....	....	....	....	80	60
Dom. Steel Corp., pref.	....	....	45	43	45	41¾	51	73	40
Ontario Steel, com.	4	9.75	....	....	....	....	....	45½	40¼
do pref.	7	8.14	....	....	....	....	....	93	86
Steel of Canada, com.	7	9.65	73¼	70½	73¼	70½	800	83	70
do pref.	7	7.00	100	100	100	100	2	105½	99½
Milling—									
Canada Bread, com.	4	5.97	....	....	....	....	....	74¾	63
do pref.	7	7.22	96¾	96¾	96½	96¾	26	98½	95
Inter. Milling, pref.	7	7.52	93	93	93	95½	22	96½	93
Lake of Woods, com.	12	6.97	175½	172	172	173½	63	180	167
do pref.	7	5.95	117½	117½	117½	118	5	120	117½
Maple Leaf, com.	....	....	....	....	....	....	....	69	59
do pref.	7	7.75	91	90	91	91	58	95¾	87
Ogilvie Flour, com.	12	3.92	306	304	306	305	82	320	304
do pref.	7	5.83	....	....	....	....	....	120¼	116
Shredded Wheat, com.	8	5.79	138	138	138	138	20	138	138
St. Law. Flour, com.	6	8.69	69	68	69	69½	50	73	66
do pref.	7	7.77	....	....	....	....	....	91½	89
West. Can. Flour	8	7.92	101	101	101	101	45	105	98
Utilities—									
Bell Telephone	8	6.22	129	128	129	128½	487	132¾	125
Consumers Gas	10	6.19	161½	161	161	162	16	166½	159
Dom. Telegraph	6	6.93	....	....	....	....	....	44½	43
Kaministiquia	8	7.37	....	....	....	....	....	113½	107
Mackay, com.	7	6.19	113¾	112¾	113	112½	138	120¼	110¼
do pref.	4	6.02	66½	66	66½	66½	116	71½	65
Mexican Light, com.	....	....	....	....	....	....	....	20	18
Montreal L. H. & Pr. Cons.	7	4.19	167	165	166	165¼	2428	167½	140½
Montreal Telegraph	8	6.61	48½	48½	48½	48	56	52½	48
Ottawa L. H. & Pr.	6	7.31	82	82	82	83	5	86	81
Quebec Power, com.	....	....	73¼	73	73	73	78	76	64
do pref.	7	7.44	94	94	94	94	10	95	90
Shawinigan	7	5.34	131	129½	131	130	292	135½	118½
Southern Can. Power, com.	$1.00	....	57½	57	57½	57	15	61	51¾
Transportation—									
Canadian Pacific Rly.	10	6.57	152	152	152	151½	94	154	147¼
Canada Steamships, com.	....	....	13	12½	12½	13¼	100	16	11
do pref.	....	....	51	49½	51	50	708	52	41½
Tractions—									
Barcelona	....	....	19¾	18½	19	18	408	19¾	12¾
Brazilian	4	7.92	50½	50	50	50½	1651	53¾	41¼
Detroit Un. Rly.	6	14.44	41¼	41¼	41¼	41½	10	72½	39
Duluth-Superior	....	....	20½	20	20	20½	75	35	19½
Illinois Traction, com.	$2.00	....	....	....	....	....	....	101	61¼
do pref.	6	6.52	....	....	....	....	....	93½	87
Montreal Trams	10	6.06	165	165	165	164½	56	169	148
Minn. St. Paul, com.	4	....	31¼	31¼	31¼	....	10	31¼	....
Porto Rico Rlys, com.	....	....	....	....	....	....	....	25	17
do pref.	7	9.92	....	....	....	....	....	75	66
Quebec Rly.	....	....	18	18	18	18	5	18	14½
Toronto Railway	....	....	91½	90¼	91	91	1573	92	80
Twin City, com.	6	11.32	54	52	53	53	130	69	50
Winnipeg Elec. com.	....	....	24¾	24½	24½	24½	340	30	24
do pref.	7	9.12	78	77	77	76¾	39	85	75
Textiles—									
Can. Conn. Cotton, pref.	8	....	53¾	53¾	53¾	60	15	80	53¾
Can. Converters	7	8.86	79	71½	79	70	323	90	70
Can. Cottons, com.	8	8.69	....	....	....	....	....	111	85½
do pref.	6	6.81	88	88	88	88	10	91	88
Can. Woollens, com.	....	....	7	6	7	6½	60	7	6
do pref.	....	....	....	....	....	....	....	41½	35
Dom. Textile, com.	$4.00	6.78	59	58½	59	58	747	66	54
do pref.	7	6.54	107	107	107	108	2	109½	104¾
Monarch Knitting, pref.	7	10.14	....	....	....	....	....	82	65
Montreal Cotton, com.	6	6.12	....	....	....	....	....	100	98
do pref.	7	6.57	....	....	....	....	....	107	104
Penmans, com.	8	5.73	139½	139½	139½	140	10	165	134
do pref.	6	6.18	97	95	97	96	30	97	92
Wabasso Cotton	....	....	....	....	....	....	....	72	61
General Industrials—									
American Salesbook, com.	5	....	....	....	....	....	....	47	42
do pref.	7	7.95	88½	88	88½	90¼	10	95	86¾
Asbestos, com.	....	....	25¼	24	25¾	27	170	35	24
do pref.	6	11.53	52¼	52	52¾	55	50	62	52
Atlantic Sugar, com.	....	....	14	13¼	13½	13¾	50	21¼	13¼
do pref.	....	....	40	40	40	44	25	51	39
Bird & Son, pref.	7	8.14	....	....	....	....	....	89	86
B. C. Fishing	....	....	9¾	9½	9¾	9½	50	15¼	8
Burt, F. N. com.	10	7.52	130	128½	130	128¾	74	137⅜	125
do pref.	7	5.14	....	....	....	....	....	136	136
Canada Cement, com.	6	6.74	89	86¼	89	86½	897	93	84½
do pref.	7	6.73	105	103½	105	103½	194	108	102¼
Can. Gen. Electric, com.	6	5.66	....	....	....	....	....	58½	52½
do pref.	7	6.60	53¼	52	52	53	207	54	51⅛
Can. Indus. Alcohol	6	....	28	27½	28	28	880	28½	26
Canadian Salt	8	7.14	....	....	....	....	....	115½	109
Carr Factories, com.	....	....	2½	2⅛	2¼	1½	50	2¼	½
do pref.	....	....	....	....	....	....	....	15	15
City Dairy, com.	10	5.31	47	46¾	47	47	82	47½	40¾
do pref.	7	6.66	....	....	....	....	....	106¼	104
Crows Nest Coal	6	12.50	....	....	....	....	....	51¾	48
Cuban Can. Sugar, com.	....	....	8	7	8	7	7	13	6
do pref.	....	....	38	37½	37½	38⅛	85	54	33¾
Dom. Canners, com.	....	....	....	....	....	....	....	35¾	20¾
do pref.	7	8.28	....	....	....	....	....	90	82
Frontenac Brew, com.	....	....	70	70	70	66	97	70	60
do pref.	7	7.77	....	....	....	....	....	122	90
Dominion Glass, com.	7	6.65	106	105¼	106	104	90	110	102½
Do. pref.	7	6.57	106½	106½	106½	107	5	107	103
Dominion Stores, com.	$1.00	....	24½	24½	24½	25	46	30	24½
Do. pref.	8	9.19	87	87	87	87½	39	90	81
Davies, Wm. (A)	..	....	..	..	..	..	..	20	15
Eastern Theatres, com.	..	....	14¾	14½	14½	14½	20	14¾	12
Do. pref.	7	10.29	..	..	..	..	..	70	67
Ford Motor	10	....	..	..	..	..	..	485	465
Goodwins, com.	..	....	..	..	..	..	..	48½	20
Do. pref.	7	7.77	..	..	..	..	..	95	69½
Goodyear Tire, pref.	7	9.52	73½	73	73	73	14	81¾	72
Holt, Renfrew, pref.	7	13.20	53	53	53	66	10	66	52
Interprov. Brick, com.	6	9.09	..	..	..	..	..	66½	66
King Edward Hotel	..	....	..	..	..	..	..	21	21
Lyall Construction	..	....	10¼	10	10	12	55	21	10
Macdonald, A.	..	....	4	4	4	4¾	90	5	4
National Brew., com	$4.00	7.69	52½	51½	51½	52¼	457	56¾	49
Do. pref.	7	7.07	..	..	..	..	..	100	95
Pacific Burt, com.	6	6.15	..	..	..	..	..	101	97
Do. pref.	7	6.93	101¾	100	101	101	29	106	100
Port Hope Sanitary, com.	..	....	..	..	..	..	..	50½	49
Do. pref.	7	7.77	..	..	..	..	..	90	90
Rogers, Wm. A., com	..	....	..	..	..	..	..	70	45
Do. pref.	7	7.44	88½	88½	88½	94	15	100	86
Russell Motor, com.	..	....	..	..	..	..	..	18	17½
Do. pref.	7	14.00	..	..	..	..	..	56	48
Sherwin-Williams, com.	6	5.66	..	..	..	..	..	110	105
Do. pref.	7	7.00	100	99	100	98½	28	103	98½
Sterling Coal	4	9.30	..	..	..	..	..	44	40
Tuckett Tobacco, com.	4	6.25	..	..	..	..	..	64½	57
Do. pref.	7	7.21	97	97	97	95	20	97	92½
Woods Manufacturing, com.	..	....	..	..	..	..	..	35	28
Do. pref.	7	11.11	..	..	..	..	..	67	63
Trust and Loan—									
Canada Landed	10	6.25	80	80	80	80	35	86	80
Can. Permanent	12	6.55	183	183	183	182¾	8	187	180
Colonial Invest.	6	....	..	..	..	..	..	7	4¾
Hamilton Prov.	10	6.84	..	..	..	..	..	146	141
Huron & Erie	7+½	6.09	..	..	..	..	..	125	120
Landed Banking	9	6.33	..	..	..	..	..	142	139½
Montreal Loan	12	6.48	..	..	..	..	..	46¾	46¾
National Trust	12	5.66	..	..	..	..	..	215	210
Real Estate Loan	7	8.23	..	..	..	..	..	89	85
Toronto Gen. Trusts	12	5.74	..	..	..	..	..	209	202
Toronto Mortgage	10	5.86	..	..	....	..	..	85¼	81¾
Union Trust	7	8.23	85	84	85	..	23	85	84

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THE Speed Wagon is a Reo creation, and every major unit is a Reo product—designed and manufactured in the big Reo shops.

Engine, clutch, transmission, universal joints, propeller shaft, rear axle,—the whole power line,—was planned as an entirety. Every unit functions harmoniously with its neighbor.

And the same practice, and the same advantages, apply to every other part of the chassis. Springs, frame, and each unit is planned and produced solely for Speed Wagon service.

The inner-frame mounting of power units, the amidship location of transmission, the equitable balancing of weight over the four wheels,—these are unusual practices, and mean a lot to the truck owner. Reo can manufacture trucks this way because all the facilities are *self-contained.*

Write for Illustrated Catalogue

REO MOTOR CAR COMPANY of Canada, Limited, Windsor, Ontario

Strong Fight to Get Canadian Power for the United States

(Continued from page 1)

have a small amount of Canadian power used in American factories as assurance of coal supply in times of fuel crisis. Also where there are American and Canadian developments on either side of an international waterway it is good business for the two developments to trade "off peak" power in order to get more efficient use of the energy that is being developed. But we should be careful, in the opinion of seasoned observers, not to increase the present exportations nor to change our present system of permitting power export licenses to run for twelve months only and subject to cancellation at the end of that time.

Views of a Bostoner

A Canadian in Boston contributes some very interesting views on this subject in a letter. He writes to a Montreal paper:

"From time to time appears in the financial columns of the different papers in New York and Boston the tremendous water power developments in Canada which are to breathe new life and vigor into the vanishing industries of New England. It is so persistent that it looks much like an attempt to market stock in a corporation rather than electricity. Canada, a country of substantially nine millions of people, lies to our north. Is she to be content in the future with being 'the hewers of wood' (if there is not an embargo) 'or bearers of water' to build up cities and towns in the United States with electricity furnished by the water powers, depriving themselves of the growth that would cluster around these waterfalls in the future? Is it not the growth in Maine of the cities and towns like Lewiston, Biddleford, Sacco, Rumford Falls and Millinocket — of New Hampshire cities like Berlin Falls, Manchester, Dover, Nashua, and all of the smaller towns on every stream where there is a waterfall—that has made the state a rich manufacturing state? Has the history of the rise and growth of the Amoskeag and the Stark and the different great corporations employing thousands of operatives who have left Canada for employment actually escaped the notice of the powers that be in the great undeveloped country to our north?

"For a moment look at the industrial growth in Massachusetts of the cities and towns that have sprung up wherever there was a waterfall, where the streams were ever rushing on their course to the sea. We give below a list of some of the more important ones, with the population of 1860 and 1920, together with the water power from which it derives its power for manufacturing purposes:

	1860	1920
Fall River, Watuppa Ponds	14,026	120,485
Lowell, Merrimack River	36,827	112,759
Lawrence, Merrimack River	17,637	94,270
Holyoke, Connecticut River	4,997	60,203
Chicopee, Connecticut River	7,261	36,214
Greenfield, Connecticut River	3,198	15,462
Springfield, Connecticut River	15,199	129,614
Worcester, Blackstone River	24,960	179,754
Taunton, Taunton River	15,376	37,137
Adams, Housatonic River	6,924	12,967

"In addition, follow the Millers River on its course, with the numerous small manufacturing towns on every waterfall. In the State of Connecticut, also one of the most thickly populated states in the Union, a very great part of its wealth is derived from its large number of developed water privileges.

"When Canada is ready to change its opportunities for large cities and towns with the employment of its citizens in its own country, instead of a constant migration to the States, and embarks upon a policy of a power dam, with a few employees to take the place of a thriving city or town giving employment to thousands, then we shall believe in the super-power scheme and not until then.

"Great possibilities are open to Canada if she husbands her resources and develops her own country as it should be developed. Its pulpwood resources should be protected and used in Canada until it reaches the point of being a finished product. In other words, why sell pulpwood from ten to twelve dollars a cord when the same wood will produce substantially one ton of paper and sell in the market as newsprint paper for seventy-five dollars per ton—a very large part of the difference being the price paid for labor, and if for book or kraft paper bring a much higher price? Why dispose of our power developed by our waterfalls for manufacturing industries the other side of the line just for a paltry sum that we may receive for a power tax? Those who favor this plan have not the best interests of Canada at heart. Let us build up a manufacturing country as well as an agricultural one. We have the natural resources and the labor. Let us build up villages, towns and cities in our own Dominion and not in an adjoining country. Then, and only then, will Canada become great, rich and influential."

Gazette and Globe Speak

Some of the leading daily papers are now beginning to take up the question of power export. The Toronto Globe has come out flat-footed against the granting of any long-term licenses. The Montreal Gazette, on the other hand, published this week a carefully written editorial expressing an opposite view. The Gazette was inclined to feel that

"Provided full regard is given first to home requirements, and precautions are taken to make any agreements for supplying power abroad terminable upon due notice should occasion arise, Canada should welcome and take full advantage of all opportunities for selling across the border a product for which there is a large and constantly-increasing demand, at highly profitable prices, and the furnishing of which involves no exhaustion or diminution of a natural resource and no danger of shortage in the domestic market. Above all other considerations is that the surplus Canadian power should not be exported at prices below home consumption figures. The advantages our waters give in production of electrical energy ought not to be given another country, nor the economical weapons we possess be used to our own detriment."

Said the Gazette: "The arguments which may apply in the case of certain raw materials of natural products have no cogency in reference to the exportation of electrical power. Ore or fuel once mined is gone forever; timber requires a century or more for replacement, and soil impoverished by wheat growing must have its fertility restored by artificial means, but barring the destruction of a water power by wholesale deforestation, misguided human action or a cataclysm of nature, a source of hydro energy perpetually renews itself like the widow's cruse of Scripture, and present exploitation and exportation to the maximum entail no drain upon the future."

These views indicate that even the Gazette is against permanent alienation of our water power resources. A question not discussed by the Gazette was the possibility of Canada finding great political difficulty in getting back any water power that it alienates even for the period of a generation. Nor does the Gazette take up the point as to whether or not Canada can build up industries to utilize its water powers so long as that power is being exported to another country.

SOO EARNINGS BETTER

Minneapolis, St. Paul & Sault Ste. Marie Railway System for year ended December 31, 1923, shows net income of $1,674,992 after taxes and charges, equivalent after allowing for 7 per cent. preferred dividend requirements, to $3.14 a share earned on $25,206,800 outstanding common stock. This compares with $995,416, or 45 cents a share on common in 1922.

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NEWSPRINT BUYERS SURVEY INCREASED OUTPUT OF MILLS

Newspaper Publishers Call Attention to Supplies From Europe

From Our Own Correspondent.

MONTREAL.—No definite indication that newspaper publishers are confidently looking for lower prices for newsprint this year was seen at the recent meeting of the American Newspaper Publishers' Association. The publishers, however, made a survey of the increase in newsprint production expected this year. They reported that many United States papers had been able to purchase newsprint at cheaper prices in Europe at lower rates than the contract price of the Canadian and United States mills. The paper committee of the association stated that "it has been reported that there will be a reduction of $5 per ton beginning July 1." Investors will recall, however, that the International Paper Company, the largest newsprint producer and, therefore, the leader in the settling of the price schedule, has announced that all its contracts have been made at the present level up to the end of 1924.

The Publishers' Remarks

The report of the publishers' paper committee has great significance for investors in the newsprint stocks at the present time when there are indications of a softening in newsprint markets that may or may not bring about reductions in newsprint prices as from January 1 next depending upon a number of factors. These include the attitude of labor; the extent of co-operation between the mills; the effect of such European competition as may develop; the volume of advertising appearing in American and Canadian newspapers and above all the spirit animating conferences between paper producers and publishers.

The report reads in part:

"The newsprint production of the United States and Canada during 1923 amounted to approximately 2,750,000 tons, about 250,000 tons more than during 1922, the highest previous year of production.

"Additional machines, with theoretical capacity of approximately 85,000 tons per annum, have been put in operation since the first of this year and others, having theoretical capacity of approximately 100,000 tons, are expected to be ready to begin operations during the year, so that, exclusive of such machines as may be shut down or put on other grades, we may expect the present capacity, which is more than ample to meet the demand, to show a substantial increase during the present year.

"Imports from overseas during 1923 amounted to 200,000 tons, an increase of about one-third over each of the two preceding years. We may confidently expect the overseas mills to continue actively bidding for our trade, there now being offerings well in excess of demand at prices from around 3.25 to 3.50 c.i.f. dock Atlantic ports. The European market, in common with our spot market, has shown material softening during the past few months.

"For these reasons and because of further increased production assured for 1925 we need have no fear of an increased price in the near future. We have entered into a buyers' market which, in sharp contrast with the market of a few years ago, gives purchasers wide latitude in selecting their source of supply.

"The extent to which these conditions may influence contract prices for the last six months of this year cannot at this time be foretold. It has been reported that there will be a reduction of $5 per ton beginning July 1.

"Labor unions engaged in the paper-making industry recently addressed a joint letter to paper and pulp manufactures asking renewal of the present wage scale for a year, and for an early conference to discuss readjustments, and inequalities in the scale. This seems to indicate there will be no increase of labor cost in the manufacture of newsprint.

"Your attention should be drawn to the wisdom of carefully scrutinizing all contracts before signing. In its contract for 1924, the International Paper Company made a material change from the condition of its previous contract in that the contract for 1924 bound the purchaser to pay for the last six months' supply whatever price the seller might choose to announce during the month of June, without extending to the purchaser the right of cancelling the contract should the announced price prove unsatisfactory. The International Paper Company subsequently addressed a letter to its customers releasing them from this inequitable condition if the price should be raised, but binding them if the price remained the same.

"During the latter part of 1916, when publishers had much concern in connection with market conditions the newsprint mills introduced a new form of contract differing from the former contract with respect to making the terms of purchaseing f.o.b. mill instead of f.o.b. sidewalk or cars in the publisher's city; requiring acceptances of deliveries in equal monthly installments instead of as desired by the purchaser; advancing the date of payment from the 20th to the 15th of the month; transfering payment of freight on cores to the publisher; and limiting specifications to weight only.

"The question arises in the mind of your committee as to whether or not the form of contract now in general use is satisfactory to the purchaser, if not, in what respect it may be unsatisfactory, and also if it is the desire of the membership to have your committee enter into negotiations with the manufacturers with a view to securing changes.

"Your committee would recommend that a sub-committee be appointed to at once confer with the manufacturers to secure a revised standard form of contract to be submitted to the paper committee early in September.

"Of late it seems to have become more or less the practice of the mills to give scant notice of change in price between contract periods. The publisher who cannot learn the price to be charged in his new contract until the old one has practically expired is obviously at a serious disadvantage. We submit the reasonableness of demanding a thirty day advance announcement of price for renewal of contracts.

"For some years past it has been the custom of the newsprint mills to sell contract tonnage at a uniform price which has caused the consumer, desiring to purchase at a lower price, to depend either upon the spot market or purchases from overseas. Of late, various European mills have given particular attention to our requirements in both finish and strength, with the result that entirely aside from the question of price, many publishers find the product of certain European mills, but not of all, to be wholly satisfactory.

"Information received from members in answer to a questionnaire on this subject reveals the surprising fact that many purchasers of European tonnage do not know the name of the mill in which the imported product is manufactured, some not even knowing the country of origin.

"We urge every member to report to the committee all offers of European tonnage received, including terms and particularly the name of the mill and the importer, so that your committee may advise members inquiring for European tonnage what success other publishers have had with the same product. We are in a position to supply considerable information of value on this subject to members who will take the trouble to make inquiry.

"Some of our members during the year have shown great interest in low price offers for European tonnage from more or less irresponsible importers. All such cases have been immediately investigated and inquiring members have been given the facts.

"The development of the Newfoundland Power & Paper Company is well ahead of its schedule. This mill will begin manufacturing 400 tons per day, mostly for the American market, during May, 1925. It is erecting ample storage capacity at its mill and will acquire storage capacity at various points on our seaboard in which to store its products so that it may make uniform deliveries even though its home port is closed by ice for some three months each winter. It is also constructing steamers especially designed for the transport of newsprint rolls.

"During October, your committee, believing all signs pointed to a softening of the market, advised against haste in making commitments for the new year, and suggested the spot market, at least, would be lower than the then contract price of 3.75. This condition eventualized, and those who did not contract for full supply have been able to purchase domestic print at prices ranging down to 3.50 and even lower, with foreign print being offered as low as 3.20, Atlantic ports.

INCREASED NEWSPRINT CAPACITY, 1923

Canada	Daily Capacity Tons
Fort William Paper Co., Ltd., Fort William, Ontario	80
St. Lawrence Paper Mills, Ltd., Three Rivers, Quebec	60
Belgo-Canadian Paper Co., Ltd., Shawinigan Falls, Quebec	85
Bathurst Co., Ltd., Bathurst, N.B.	50
United States	
Washington Pulp & Paper Corp., Port Angeles, Wash.	70
Oswegatchie Paper Co., Inc., Natural Dam, N.Y.	60
Algonquin Paper Corp., Ogdensburg, N. Y.	80
Consolidated Water Power & Paper Co., Wisconsin Rapids, Wis., replaced a 40-ton with a 75-ton machine, a net increase of	35
	650

INCREASED NEWSPRINT CAPACITY, 1924

Canada	Daily Capacity Tons
*Donnacona Paper Co., Donnacona, Quebec	85
*Price Bros. & Co., Ltd., Kenogami, Quebec	100
Backus-Broks Co., Kenora, Ontario	100
*Belgo-Canadian Paper Co., Ltd., Shawinigan Falls, Quebec	85
St. Maurice Paper Co., Ltd., Cap Madeleine, Quebec	120
	590

* In operation.

INCREASED NEWSPRINT CAPACITY, 1925

	Daily Capacity Tons
Bathurst Co., Ltd., Bathurst, N.B.	50
Newfoundland Power & Paper Co., Newfoundland	400
	450

"In addition to above there are many projected developments of both pulp and paper mills, including a $16,000,000 pulp and newsprint mill at Quebec, by the Rothermore interests of England; a pulp development by the St. Regis Paper Company in the vicinity of Quebec; a $10,000,000 project by the Steel-Tremblay Paper Co., Ltd., of Montreal, which latter may not as yet have completed organization."

Newsprint Production Touched a New Point

MONTREAL.—April newsprint production figures showed an increased production, both for Canadian and United States mills. Canadian production amounted to 115,572 tons, which is the highest monthly total yet recorded. United States production was 128,249 tons.

During the first four months of the year, production in Canadian mills exceeded that for the corresponding four months of 1923 by approximately 50,000 tons or 12 per cent. The U.S. mills in this period increased production by 7,320 tons, or one and a half per cent.

Details for the first four months are as follows:—

	Canada tons	U.S.A. tons	Total tons
Four mnths. 1923	449,649	495,396	945,045
Four mnths. 1924	399,909	488,076	887,985
Increase	49,740	7,320	57,060

The total combined production for these months exceeded that for the four months of 1923 by 57,060 tons, or a little over 6 per cent.

LAURENTIDE PUTS REDUCED SCHEDULE IN FORCE AT MILL

Machines are Being Slowed Down Due to Market

From Our Own Correspondent

MONTREAL. — Most of the Canadian newsprint mills are slowing down a bit. Last month was a record month for Spanish River, and Abitibi has been averaging around 500 tons a day, which is close to its high record. Many other mills have been slowing down their machines. It is the way the possible saturation of the market is being met.

Laurentide Company adopted a frank manner of telling its employees about the curtailment in production. The workmen's council was called together by F. A. Sabbaton, director, who explained on behalf of George Chahoon, the president, why machines would be run at reduced capacity.

Mr. Sabbaton stated that as all the members of the council were already aware, the mills of the company had, for the past few months, been operating at reduced capacity, and that as it would appear this condition would probably continue for some time to come, the management felt that the men should have explained to them what the company was endeavoring to do in order that no unnecessary hardship might be placed upon any of the workmen, and of the endeavor on the part of the company to see that each employee shared equally in the reduction of hours of labor.

Many New Machines

A number of new newsprint machines have been during the past year started up in Canada and the United States, and this increased production capacity, taken together with a slight reduction in the amount of paper consumed by the publishers, has resulted in an overproduction of newsprint, which, although small, when considered as a percentage of the whole, still makes it impossible for all of the mills to be operated at their full capacity.

Mr. Sabbaton further explained that although the new mill of the St. Maurice Lumber Co., which belongs to the International Paper Co., is being run on full time, other mills of this same company and especially those around the Watertown district are partially or entirely closed down so that this company, as a whole, has its production reduced to practically the same extent as the Laurentide Co. This condition is true of the great majority of the large Canadian newsprint producing plants.

In considering the best method of meeting this situation, the first one that naturally presented itself was, of course, that the entire plant of the Laurentide Company might be closed down for a certain number of days per month and under the conditions as they now exist this would mean a loss of approximately two and a half days' pay for each of the employees. The management had considered this question carefully and had concluded that rather than see so much lost time for the pay roll men they wanted to take care of a large portion of the necessary curtailment by slowing back the old machines from six hundred and thirty feet per minute to around five hundred, thus making each of them produce less paper per day than when run at their maximum speed.

This plan of action is of benefit to the workmen as it allows them to work a greater number of hours per month than would otherwise be possible, and the company hopes to be at least partially compensated for this increased cost by being able to produce a better grade of paper and one that will be so desirable on account of its appearance and running qualities as to be more readily salable in a competitive market.

Newsprint Machines Started During the Last Year

Company	No. of Machines	Size	Daily Production Tons
Fort William	2	196	160
Washington	1	164	60
St. Lawrence	2	164	120
Belgo	2	232	170
Oswegatchie	1	164	60
Bathurst	1	160	50
Algonquin	1	204	80
Consolidated	1	160	65
Kenora	1	234	100
Price Bros.	1	234	100
Donnacona	1	234	100
Total			1055

Mattagami's Production in Excess of Its Rating

From Our Own Correspondent.

MONTREAL.—F. C. Clarke, treasurer for the receiver of the Mattagami Pulp and Paper Company, Smooth Rock Falls, Ont., reports that the company have been running at full capacity since the first of the year and are turning out over 4,000 tons of unbleached sulphite a month, which is in excess of their rated capacity. Mill conditions generally are good and with no floods as yet there has been no power trouble to speak of. The company hopes to get its wood drive down the Mattagami River within the next few days. This will comprise about 40,000 cords from the company's own limits. In addition they bought from contractors and settlers about 50,000 cords which they were getting through the winter. While the market for unbleached sulphite is weak the company is disposing of its product, chiefly across the line.

Investors should distinguish between production and profits in reading the above report. While there is much satisfaction in the increased production at Mattagami profits in sulphite pulp are on a low scale now.

ABANDON PULP PLANT

Indications Are That Winnipeg Project Will Not go Through

From Our Own Correspondent.

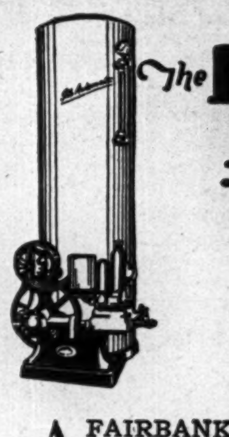
WINNIPEG.—Manitoba Pulp and Paper Co., which for eight years has been considering erecting a pulp mill at Fort Alexander, north-east of the city, is said to have about given up the idea. J. D. McArthur, railway builder, Winnipeg, and George M. Seaman, president of the Seaman Paper Company, Chicago, are the principals. There has always been a question whether there was enough timber in the territory to warrant the erection of a plant. At the present time the principals have an application before the federal government for a wider area, or at least a different area.

Aid Establishing Second North Agricultural Belt

Near Hearst, Ont., on the Transcontinental line, Ontario Government will establish a demonstration farm of 100 acres. Adjacent to this farm it will sell approximately 1,000 acres of land in 40-acre lots. The object is to establish a community which will demonstrate upon a conclusive scale the agricultural possibilities of this area which is about 100 miles north of the New Liskeard clay belt.

Brandon Brewery is Facing Reorganization

WINNIPEG. — Norman Strang, bond dealer, Winnipeg, formerly a manager for the Bank of Commerce, has been active recently in securing a re-organization of the Brandon Brewery Company. Those interested in the enterprise are said to include Andrew Kelly, recently resigned as president of the Western Canada Flour; E. W. Kneeland, a director of the Canadian Bank of Commerce and manager of the British American Elevator Company, and G. M. Black, of Black and Armstrong, vice-president of Drewrys, Limited. Brandon brewery has operated for 18 years. In 1923 net profits from the business were $43,647. Capitalization is $250,000 preferred and $30,000 common. The company reserves the right to retain $75,000 of preferred stock and issue in its stead bonds to this amount.



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Washing dishes becomes a pleasure; the drudgery of wash day vanishes; plenty of water to take a bath — without carrying it from the pump or spring. And it costs but a cents a day to operate. Made in either electric or gas engine models.

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The Canadian FAIRBANKS-MORSE Company, Limited

St. John, Quebec, Montreal, Ottawa, Toronto, Windsor, Winnipeg, Regina, Calgary, Vancouver, Victoria. 375

The market for Mabou Coal

UNQUESTIONABLY, the principal market for Nova Scotia Coal is eastward from the Ottawa river.

Ontario cannot be a factor in the marketing of Nova Scotia coal until coal can be water hauled from the mines without breaking bulk, or until coking plants can be established on the St. Lawrence or further west.

But last year—for 12 months ending March 1st, 1924—Quebec used 6,517,000 tons of steam coal, of which only 1,700,000 came from Nova Scotia. The balance, 4,800,000 tons, was imported from the United States at no saving in cost, and with a duty of 53 cents a ton against United States bituminous coal.

The total output of Nova Scotia mines last year did not equal the consumption of Quebec.

It is obvious, therefore, that if Quebec could secure coal of the desired quality at a price equal to or less than that of coal imported from the United States, Quebec would purchase such coal. The market for Nova Scotia coal in Quebec is, therefore, limited only by the capacity of Nova Scotia mines to produce coal of satisfactory quality and at the right price.

Equally clear is it that under present conditions, United States coal is amply able to compete with the present supply of Nova Scotia coal in both quality and price. This is borne out by the complaint of one of the largest producers in Nova Scotia that it cannot find a market for half a million tons of its production of the current year.

In order to extend the market for Nova Scotia coal in Quebec two factors are necessary. They are simple but vital and may be stated in four words:—

Better and Cheaper Coal

This better and cheaper coal will be available to Quebec and the Maritime Provinces by the development of Mabou coal fields by

Atlantic Coast Collieries, Limited

These coal measures contain 150,000,000 tons of easily mineable coal, 25% of which is better than any other coal in Nova Scotia and all of which can be brought to the surface for 50 cents a ton less than by any of the chief producers in Nova Scotia today—and enough of it to supply the entire Quebec and maritime markets at present rate of consumption for many years.

The coal from Mabou 8 ft. seam is the highest grade coal in Nova Scotia. It is higher in heating quality and lower in ash and sulphur than any other coal in Nova Scotia, or steam coal imported from the United States. Mabou coal, sold on an analysis basis, will command a premium over any coal now being used in Quebec.

The Mabou mines being practically a new operation will have a minimum underground haul in extracting coal, as the workable coal begins almost at the pit mouth.

A good investment

There are five good reasons why the bonds of Atlantic Coast Collieries, Limited, are a good investment:—

1. They have the coal in practically unlimited quantity.

2. Mabou coal is better for steaming, coking or domestic use than any other available coal.

3. Because of its accessibility it can be mined more cheaply than any competing coal.

4. There is a waiting market in Quebec and the Maritime provinces for every ton of Mabou coal.

5. The company is soundly financed and able to carry out its development plans.

Meantime, if you are interested, we will be glad to send you our booklet, "Coal, the Big Factor in Canadian Economics."

We recommend the purchase of Atlantic Coast Collieries, Limited, 7 per cent. First Mortgage sinking fund Gold Bonds—price 100 and accrued interest, yielding 7 per cent., carrying a bonus of 20 per cent. common stock.

W.A. MACKENZIE & CO. LIMITED

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General Offices: 211 McGILL STREET MONTREAL

Refineries - St. John, N.B.

Dominion Textile Company LIMITED

Manufacturers of COTTON FABRIC

MONTREAL TORONTO WINNIPEG

June Dividends

JUNE DIVIDEND PAYMENTS

Dividends	$14,210,857
Bond Interest	19,617,189
	$33,828,046

DIVIDEND PAYMENTS

Company	Rate	Date	Amount
Belding Cort. prf.	1¾q	16	$ 15,142
Brand.-Hend., c.	1q	2	11,799
Brazilian Tr., c.	1q	2	1,065,810
Can. Cons. Rub., p.	1¾q	30	52,500
Crow's Nest Coal	1¼q	2	77,657
Confed. Life	5q	30	5,000
C. P. R. com.	2½q	30	6,500,000
Detroit Un. Rly.	1½q	2	230,625
Dom. Rad., pref.	1¾q	2	27,097
Hollinger Mines	1m	18	246,000
Imperial Oil	75c.+75c.q	2	2,389,344
Inter. Milling, p.	1¾q	2	38,500
Imperial Tob., c.	1½q	..	471,456
Lake of Woods, c.	3q	2	105,000
Do., pref.	1¾q	2	26,250
London Life Ins.	3q	30	3,000
Montreal Cott., c.	1½q	16	44,979
Do., pref.	1¾q	16	52,475
Montreal Loan	3q	16	18,000
Mtge. Discount, p.	4s	2	34,308
N. B. Power, pref.	1¾q	2	17,500
Ogilvie Flour, p.	1¾q	2	35,000
Port Hope San., p.	1¾q	2	7,980
Sher.-Williams, c.	1½q	30	60,000
Do., pref.	1¾q	30	59,937
St. Maurice Paper	1½q	28	118,498
West. Can. Flour	2q	16	57,500
			$11,771,357

Banks

Bank	Rate	Date	Amount
Commerce	3q	2	$ 600,000
Hochelaga	2½q	2	100,000
Montreal	3q	2	817,500
Royal	3q	2	612,000
Toronto	3q	2	150,000
Union	2q	2	160,000
			$2,439,500

q—Quarterly.
s—Half-yearly.
m—Monthly.

BOND INTEREST DUE IN JUNE

Company	Rate	Date	Amount
Algoma Cen. Rly.	5	1960	$ 252,000
Barcelona Trac. (a)	7	1965	282,212
Do., (b)	6	1965	291,999
Do.	6	1974	1,095,729
Can. Car Scrip	6	1927	44,508
Do., 1st Mtge.	6	1939	137,892
Can. Converters	6	1926	11,970
Detroit Rly.	5	1924	31,100
Dominion Glass	6	1933	42,741
Donnacona Paper	6	1940	88,065
Frontenac Brew.	6	1951	33,000
Imperial Tobacco	7½	1971	243,750
Lake Sup. Corp.	5	1944	131,950
Mexican L. & Pr.	5	1968	243,332
Montreal Stl. Wks.	6	1940	16,470
Montreal Water	5	1932	24,497
Do.	4½	1932	108,076
N. S. Tramways	5	1946	56,250
Maritime Tele.	7	1945	35,000
Ogilvie Flour (a)	6	1932	30,000
Do., (b)	6	1932	22,500
Do., (c)	6	1932	18,000
Ottawa Electric	5	1933	15,625
Porto Rico Teleph.	6	1944	30,690
Prov. of Ontario	4	1939	70,000
Quebec Rly.	5	1939	164,725
Standard Chemical	5	1934	14,725
Shawinigan	5½	1950	165,000
Shawinigan Cotton	6	1949	29,040
H. Smith Paper	6	1934	14,688
Standard Clay	6	1942	19,767
St. Maur. Val. Cot.	6	1952	42,456
San Paulo Trams.	5	1929	150,000
St. Law. Sugar	6	1932	60,000
Trinidad Elec.	5	1931	18,000
West. Koot. Power	6	1943	52,500
Wabasso Cotton	6	1947	25,830
Corporation Bonds			$4,114,087
Municipal Bonds			*3,400,000
Provincial Bonds			*2,800,000
Victory Loan	5½	1927	1,754,523
Do.	5½	1937	6,498,217
War Loan	5	1925	1,050,362
			$19,617,189

* This figure is determined by dividing by 12 the estimated total interest payable during the year on these issues.

The Grain Movement

OTTAWA.—Preliminary figures showing the receipts at the Head of the Lakes, also Vancouver. for the period from September 1st, 1923 to May 16th, 1924.

	Fort William and Port Arthur	Vancouver
Wheat	251,404,924	45,342,920
Oats	37,410,539	327,774
Barley	13,516,474	46,285
Flax	3,957,899	......
Rye	5,139,321	302,849
Totals	311,449,757	46,019,828
Same period 1923	273,160,318	15,879,457
Increase	38,289,439	30,140,371

Many Companies Do Not Give Shareholders Full Report

There Are Many Ways of Juggling Financial Reports to Keep Investors in the Dark—Should Stock Exchange Governors be More Strict in Demanding Complete Statements

From Our Own Correspondent.

MONTREAL.—The utmost frankness in dealing with shareholders is the policy adopted by many Canadian corporations nowadays. It is realized that people who have put up the money to finance an enterprise are entitled to full and free information about what the company is doing. But a long road must be traveled before all Canadian companies give their shareholders as much information as they are entitled to. There is a movement on foot in New York now to require members of the New York Stock Exchange to adhere to certain standards of practice in reporting their financial activities to the public and to their shareholders in particular. The movement might well extend to Canada.

The Exchange Has Rules

Year after year in this country financial reports are issued that give little or no information of value to the shareholders. Often the reports lack completeness; often they are complete but obscure. The Montreal Stock Exchange has certain rules governing the issuance of financial reports by companies whose securities are listed on the exchange. The rules are not complete in their requirements for full and thorough information. The rules as they are at present are not always adhered to. There is more than one company whose shares are listed on Montreal Stock Exchange which hand printed reports to the shareholders at the annual meeting. The shareholders are supposed to digest the reports, decide whether they are satisfied or not and then go through the formality of giving their approval to the figures presented, all in a few minutes' time. Many shareholders, miles from the meeting place, never see the report until it has been formerly approved by the shareholders present at the meeting or represented by proxy. This goes on year after year, although the Stock Exchange rules provide that annual statements should be sent to their shareholders well in advance of the date of the annual meeting.

Missed Profit and Loss

Not long ago one of the companies went so far as to send the shareholders a balance sheet without bothering to include a profit and loss statement. A profit and loss statement was produced at the last minute when the shareholders gathered for their meeting. In this case it is only fair to say that the Stock Exchange got after the firm for its negligence.

One of the chief complaints made against companies is that they are not always fair in the presentation of their earnings figures. Some companies, which have several subsidiaries, show a consolidated income and disbursement account. Others show only the income and disbursements of the parent company. The income of the subsidiaries is not shown, but any dividends received from the subsidiary companies is included in income. This does not always present a true picture. It makes it possible for the directors to juggle with the earnings of the subsidiaries—if they so desire. By adjusting the rates of dividends of the subsidiary companies, the earnings of the parent company can be maintained with small fluctuation. In a time of prosperity when earnings are very high it would be a simple matter also to conceal a large part of earnings by not showing any of the earnings of the subsidiary companies.

"Sweetening" Bad Years

An argument might be made out for such practice as this. It could be indicated that it is good business for companies to give an impression of stability to their earnings by storing away hidden reserves in good years to "sweeten" the record of the lean years. But the possibilities for misrepresentation by unscrupulous executives are too great, offering temptations that should not be permitted to exist.

Just recently there was the case of a Canadian industrial company that showed a large decrease in earnings. Its business had improved and on the whole the company's profits were larger. But one of the subsidiaries had been called upon to meet a sudden demand for past-due taxes and therefore paid no dividends to the parent company, completely altering the aspect of its profit and loss statement and giving an impression of declining profits when profits probably had not declined.

Disguising the Earnings

Earnings can be disguised in many ways. There may be large and unexplained write-offs. This would have a tendency to show earnings on the conservative side. On the other hand a company can fail to provide ample reserves. This is dangerous accounting.

Another serious fault to be found with many companies is that they do not draw up their balance sheets in similar fashion from year to year. One flagrant case was that of a Canadian company that in three successive years sent out three different balance profit and loss statements that varied in such essential particulars that it was impossible to learn the actual earnings in any one of the three years, much less compare them from year to year. One newspaper figured that company's 1923 earnings as 4 per cent. on the common stock and another paper at 8 per cent. As the company is paying 6 per cent. dividends on the common, the difference between 4 per cent. and 8 per cent. is the difference between drawing on working capital to pay the dividends and paying dividends out of profits. Yet when the company did some financing, the investment house offering the bond issues recast the financial statement again, probably as it should have been in the first place.

Balance Sheets Also

Balance sheets are capable of as many different methods of construction as profit and loss accounts.

Investors are entitled to know everything that can reasonably be told by the management of the company. They should be given the information in readily understandable, readable fashion. They should be given financial statements that provide a certain uniformity of treatment from year to year. It seems reasonable, too, that when shareholders of companies are not getting the information, the governors of whatever stock exchange carries the security on its boards should demand the information or strike the company from the lists.

In the end it is going to provide good business for corporations to take the broad attitude of wide and thorough publicity. The confidence that will be gained from the public, particularly the investment public, will be of real benefit in the wider distribution of its securities. The benefit will be noticed in greater ease of financing and in good-will that will help in the merchandising of products.

Companies Have Lost Out

Companies that have not given shareholders a square deal have lost out. One group of companies, once very popular with investors, cannot raise a dollar to-day except at great cost. The public is suspicious, and rightfully so. Another company that has juggled its earnings figures has seen the investment public turn away from its securities. A third company has never recovered from a bit of "high financing" of ten or twelve years ago when a curious bit of bookkeeping enabled a tremendous surplus to be shown just before the sale of an issue of preferred stock.

Spillers Deal Said to be in Advanced Stage

From Our Own Correspondent.

CALGARY. — While negotiations between the Alberta Pacific Grain Company and the Spillers Overseas Industries have reached an advanced stage, it is not anticipated that any definite announcement of the "working arrangement" between the two concerns will be made until some time in July. This is intimated by Winfield B. Sifton, representing the subsidiary company of the great British milling consolidation, who has been in Calgary for the past few days accompanied by Major D. Eric Treharne, vice-president and managing director of the Vancouver Terminal Grain Company and a director in Spillers Overseas Industries.

BAD TIME TO SEEK FREIGHT RATE CUT

Outlook for Alberta Coal Shipments to East Are Not Bright at Present

From Our Own Correspondent.

OTTAWA — The present time is not opportune for negotiations for lower freight rates on Alberta coal to the East. The full effect of the Crow's Nest Pass freight rates scale is almost certain to come into effect in July. This will reduce materially the earnings of the railways; and gross earnings of both systems even now are falling steadily behind those of last year. Up to the early days of March the Canadian National showed gross earnings of nearly $3,000,000 over those for the same period last year, but this has been lost during the interval.

The opinion is also expressed that even if Alberta coal were granted the lower rate, it might not have the effect of handing the business to the Alberta mines, it being considered probable that the American mine owners would meet any cut. This might work out to the advantage of the Ontario consumer.

LITTLE UNEMPLOYMENT IN ALBERTA

Unemployment is less in Alberta at present than at any time in the past few years. At the end of last week only 393 men were registered throughout the province as out of work.

SYDNEY MINERS ANGRY AT BESCO CURTAILING

Politics Are Aggravating Rather Angry Situation in Nova Scotia Centre

From Our Own Correspondent.

SYDNEY.—People of Sydney Mines are up in arms over the closing of Jubilee colliery and the reported abandoning of the Scotia collieries in North Cape Breton. Loud threats are heard against British Empire Steel Corporation. Jubilee was closed down several weeks ago because it cost too much to operate in slack times. Florence and Princess pits were promised the same short-time allowance as the mines on the south side.

J. E. McLurg, vice-president, said Besco did not intend to abandon the Scotia pits. On the contrary, borings are being made with the intention of extending the life of these workings.

Mayor Nicholson, of Sydney Mines, however, says H. J. McCann, general manager of Besco coal, told him bluntly that Jubilee would not work for a year at least, and that no Florence or Princess men would be transferred to the working pits in Cape Breton South.

This has put the fat in the fire. Sydney Mines people are holding mass meetings and demanding that the provincial government cancel the Besco leases in North Cape Breton and re-issue them to operators who will work the mines. Premier Armstrong demanded that Besco lay its cards on the table.

The situation is a tangled one and, as is inevitable under such circumstances, politics enter largely into the moves and counter moves. At the same time the people are too irritated to stand for the too-patent political appeal and when R. H. Butts, ex-M.P., attended a recent mass meeting and began to discuss politics, he was ordered to sit down or be thrown out.

Sydney Mines has already suffered severely through the closing of the steel plant, and if the coal mines suspend for any considerable period the town would be practically wiped off the map. It is the oldest coal mining camp in Cape Breton.

BUY JAM FACTORY

British Columbia Berry Growers' Assoc. has bought the King Beach jam factory here, at a cost of $30,000.

We own and offer:

$200,000

Canadian Paperboard Company Limited

First Mortgage 7% Sinking Fund Gold Bonds

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J. R. Walker, Vice-Pres., Montreal, J. R. Walker & Co. Limited

John Kerry, B.C.L., Montreal — Kerry & Bruneau, Advocates

David F. Robertson, General Manager, Montreal

CAPITALIZATION

	Authorized	Issued	Outstanding
Common Stock	$5,000,000	$2,100,500	$2,100,500
7% First Mortgage Sinking Fund Gold Bonds	1,500,000	800,000	......
Less Redeemed by Sinking Fund	......	30,000	770,000

From a letter of Mr. J. G. G. Kerry, President of the Company, we summarize as follows:—

BUSINESS AND LOCATION

The Canadian Paperboard Company is the largest manufacturer in Canada of all varieties of Paperboard, the business being established over 35 years ago.

The Company operates three modern board mills, situated at Frankford and Campbellford, Ontario, and at Montreal, equipped to turn out daily 125 tons of paperboard. In conjunction with the board mill at Frankford, a modern pulp mill is in operation equipped to produce 20 tons per day groundwood pulp.

ASSETS

The fixed assets of the Company certified by auditors amount to	$2,234,734.94
Surplus of current assets over current liabilities including proceeds of this issue	619,205.20
Total assets (not including goodwill, contracts, etc.)	$2,853,940.14

Equal to over $3,700 per $1,000 bond.

EARNINGS

Earnings available for bond interest for past six years have averaged	$145,352
Earnings for calendar year 1923	191,000
or over three times interest requirements on all bonds including this issue.	
Earnings for 9 months ending March 31, 1924	141,278

PURPOSE OF ISSUE

The proceeds from this financing will be used to pay off current bank indebtedness incurred through expenditures on capital account, for the building of additional storage sheds at Campbellford and Frankford and for the utilization of the Company's existing water powers.

ENGINEER'S REPORT

The Company's business, plants, management, etc., have been favorably reported on by Mr. R. O. Sweezey, B.Sc., M.E.I.C., Consulting Engineer, of Montreal, whose report is on file at our office.

All legal details in connection with the issue have been approved by Messrs. Fasken, Robertson, Sedgewick, Aitchison and Pickup, Toronto, and by Messrs. Campbell, McMaster & Couture, Montreal.

We offer the above bonds at 98 and accrued interest, to yield 7¼ per cent.

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MINING NEWS FOR THE INVESTOR

BROKER'S AUDIT IS SAID TO BE NEAR: MARKET IN FLURRY

Change Reported in Affairs of Standard Exchange; New Move is Reported Pending

The mining market has picked up slightly this week. This is directly due to the strike of high-grade silver ore on Lorrain Consolidated. At any other time such pronouncement would have caused a great flurry in the silvers and likely the golds also. As the market is at present, however, it caused an interest only in the stock concerned.

There are some interesting views abroad as to "the why" of the present position of the market. Some of them are fairly sound. For instance one broker contends that the public are not with the market for the reason that they have not the speculative funds available. He says that at the bottom of this is the fact that hundreds of Canadians have passed up the mines to put their funds in wild-cat propositions in the States.

Another view is that the margin houses are quite inactive because of the fear that any stir at the present time would bring about Government inspection. In this regard it is being strongly whispered that before the present year is out there will be some sort of an audit of the books of mining brokers. It is believed that there is a move on foot to have the Government launch a policy of brokers' audit and failing this it is said that those in control of the Standard Exchange will bring about a monthly audit of their own members. There has been a change in the affairs of the Standard during the past few months and the effect of this is now beginning to show itself.

Others express the opinion that the market is being held down for no other reason than the professionals are depressing prices until they get well loaded. Yet another is rather in the nature of a warning that if the Canadians don't soon get into the market that the time will soon draw near when they will be buying from, instead of selling to, English speculators.

All of which indicate a desire for a market awakening.

INCREASE IN METAL OUTPUT EXPECTED

B.C. Base Metal Producers Are Facing Decidedly Active Year

VICTORIA.—Some of the biggest metal producers in the province are undertaking extensive development work this year and output in the majority of minerals should show striking increases as a result of 1924 operations.

The Slocan, famous a generation ago and then destined to suffer a long period of depression, has staged a remarkable come-back as a result of the use of facilities for handling the complex ores on a paying basis—facilities which were unknown to mining science until comparatively recently. Lead and zinc are being produced in large volume in the Slocan to-day.

The Consolidated Mining and Smelting Company is operating in a big way again, and so great has been the demand for its product that the big smelter at Trail has been found inadequate to handle the entire output and recently arrangements have been made to ship a large portion of the concentrates from the mill at Kimberley to Belgium for final treatment.

For several years the Whitewater district has attracted the interest of mining men and considerable development work has been carried on there, resulting in the discovery of large deposits of telluric bismuth running extremely high in gold values.

The Wood-Trites-Wilson mining combination is busy in the North Thompson River zone. This is the concern which put the famous Premier Mine on the map, and it is anticipated that important events of interest to the mining world will occur in that locality. Wood-Trites-Wilson are working on the Windpass group of claims and will soon install machinery. It's a gold proposition.

At Anyox, the Granby Consolidated is now operating a concentrator to handle the low-grade copper ores of Hidden Creek mine. Although the plant is only handling about 300 tons at the present time, the cost was approximately $800,000 and the daily capacity is placed at 1,500 tons.

ASSOCIATED GOLDFIELDS' REPORT

The annual statement of Canadian Associated Goldfields Ltd., shows a disbursement of $186,186, for 1923, on the mining and power operations. The company started the year with $462,780 in cash and bonds. Interest, etc., increased this total to $483,373, and the end of the year saw the treasury with $299,187. The assets are shown as $21,946,778, and are made up of mining properties, including development, timber limits, Raven Falls and Wendigo power rights, $20,995,938; plant, etc. added bring the fixed assets to $21,170,440. Current assets total $287,965, and shown separate is $75,000 on deposit with Home Bank. Also, development and office expense, from inception of company, mining properties $427,393; Wendigo Power $44,869; and office and miscellaneous $46,775, or $519,037 total; less earnings, $105,864, or a net asset of $413,173. This balances up with the $21,934,096 stock issued and other liabilities of $12,481.

Mining Stock Moved so Fast That Brokers Couldn't Catch It

Not a few speculators who sold Lorrain Consolidated shares on the rise during the past week, got a pleasant surprise in their cheques from their brokers. Heavy buying made its first appearance on the market from Northern Ontario and New York simultaneously. The result was that the market spurted ahead rapidly, jumping five and more points over night. Many holders of the stock had standing orders to sell when the market struck a certain point, but in many cases the brokers were unable to sell at that point and instead secured in some cases 5 cents a share more for their clients. One broker who had orders to see some 30,000 odd shares, held off the market until it hit what he thought was the top. His clients got $3,000 more than they expected. Generally one hears many complaints about the brokers not selling their clients' stocks when the market falls rapidly. It is not often that the market goes up so fast that the brokers cannot catch it and, of course, this never raises any letters of protest.

Base Metal Market Continues Neglected

Base metals stand unchanged. Unsettlement of foreign exchange and other adverse European influences are holding things stationary.

What little consuming interest there is in evidence in London centres in the "outside" market, where price recessions have been particularly pronounced.

The "American Metal Market" is authority for the statement that "consumption of copper in United States has fallen off in the last 60 days more than is willingly admitted by those who should keep in close touch with the situation."

Zinc has weakened lately, N. Y. prices, and it is said that drastic curtailment in scale of new ore production must soon make itself felt in stabilizing this market. Many mining companies in the Joplin area have severely retrenched and some are closed down for an indefinite period.

NIPISSING PURCHASES 11 MINING CLAIMS

Has Acquired Largest Holdings in New Onaman Camp in N. W. Ontario

Nipissing Silver Mines has acquired large holdings in Onaman gold area from Tashota on the C. N. R. in Northwestern Ontario. Nipissing purchased 11 claims in all. McKechnie, three claims, have been purchased for $60,000. It is reported that the gold vein is traceable over two claims, and is drift-covered on the third claim. It is a strong, well-defined vein 5 ft. in width, widening where stringers come in to 8 ft. The lowest channel assay gave $13 in gold to the ton, while a careful sampling of the whole vein gave an average value of $37. Nipissing purchased three claims from Thomas J. Curry, prospector, for $30,000. A vein of quartz, carrying some visible gold, with an average width of two feet, has been traced across two claims. There is a second vein on these claims, similar to the McKechnie silver vein, traceable over two claims, samples from which give an average value of 54 oz. of silver per ton.

Nipissing purchased two claims from Ross Barnum for $60,000. These adjoin the McKechnie.

Thomas Johnson sold one claim to Nipissing for $15,000. The vein on this property is similar to the Curry vein, 2 ft. wide, carrying good values.

John Kenty sold one claim to Nipissing for $800. There is no work of any kind on this claim, but the outcroppings show encouraging values.

H. H. Girvin sold two claims adjoining the McKechnie to the Nipissing for $1,500.

Cregg Brennan, Joseph Poluski and Herman Bernstein, prospectors, have optioned nine claims to the west of the McKechnie claims to a British syndicate. There is a 3-ft. vein of quartz carrying some free gold, traceable for some distance. The price in this instance is $100,000.

Tough-Oakes to Start Milling in September

A reduction in operating cost of 25 per cent. and on shaft sinking of $40 a foot was announced by Judge F. H. Phippen at Tough Oakes, Burnside meeting. By September there will be broken in the stopes and in the mine in excess of 30,000 tons of ore, which will be sufficient to justify a resumption of mill operations during that month. The grade of ore will be in the neighborhood of $15 a ton in milling. "It must not be construed," he added, "that this is all the tonnage that is in the Tough-Oakes mine, but only constitutes what has been broken and is ready to be raised to the surface for mill operations."

The treasurer reported that the company had $75,000 in cash in the National Trust Company and funds aggregating $60,000 in the banks at Kirkland Lake and in Toronto, together with 350,000 shares of unallotted stock in the treasury.

MINING MAN HONORED

S. G. Blaylock has been awarded the McCharles prize by the governors of the University of Toronto, for his successful work on the treatment of the complex zinc-lead-silver ore of the Sullivan mine. Besides the distinction of being selected from among the miners and metallurgists of Canada for his contribution to science, Mr. Blaylock receives $1,000 from the funds left by the late Mr. McCharles for the benefit of scientific research in the mineral industry.

The Consolidated Mining and Smelting Company reports ore receipts at Trail Smelter for the period May 8 to May 14, amounting to 7,305 tons, and for the year to date 172,335 tons.

KEORA HOLDINGS IN S. LORRAIN HEAVY

Acquire an Additional Important Group in North Part of Camp

Keora interests rank next to Mining Corporation as the holders of large acreage of promising mining lands in South Lorrain. This fact is brought out by the official announcement of the acquiring of an additional large group in the northern end of the camp. This is being taken up by South Keora. Porcupine Keora owns 2,000,000 shares of stock in the purchasing company. On the other hand Porcupine Keora has an interesting block to the east of the Keeley. There are five excellent veins showing on the new property, which is in the vicinity of the Coroloraine, New Foundland Syndicate, Bear Angus and the O'Donnell or S. Lorrain Reserve, which recently was reported in a deal. They are three-eighths of a mile from the new railway line.

There is a well-defined contact of diabase and keewatin running across the property and passing over parts of five of the six claims. So far prospecting has extended over one claim and part of another with the result that five veins have been opened up. The average width of these for some distances are 5, 2, and three of them 3 inches, all calcite, calcite and bloom, and calcite and copper. The Doyle property adjoins on the east and is well regarded. There is a large 4-inch vein on this property in which considerable silver has been found and which strikes into the north claim of the Keora purchase. Just to the east is the famous 222 claim which, it is reported, that Nipissing has been after for a considerable time.

There are three small lakes on the property. Development of these claims are proceeding, arrangements having about been concluded for the necessary funds.

GUGGENHEIM INTERESTS GET TWO B.C. PROPERTIES

Reports from Stewart, at the head of the Portland Canal, are to the effect that the Guggenheim interests, which control the Premier mine, have absorbed two other large properties, the Big Missouri and B.C. Silver, the latter adjoining the Premier. This property belongs to the Selukwe interests of England, but according to report the Premier people have taken control of it for operation purposes at least.

SILVER AND OTHER METALS

	27	28	29
Silver—			
London, (P)	34 5/16	—	34 7/16
New York	66¼	66⅛	66¼
Copper	12¾	12⅞	12⅞
Lead	6.87	7.00	6.70
Zinc	5.65	5.75	5.85

Mining Stock Quotations

Week Ending May 27.

	High	Low	Close	Close
Apex	3½	3	3¼	3¼
Algonquin	1½	1½	1½	1½
Argonaut	48	40	46	44
Atlas	4	3⅝	3⅝	4⅛
Baldwin	2⅞	2½	2¾	2⅞
Beatty	4⅞	4⅛	4⅞	4½
Beaver	18	17	17	17¼
Bidgood	6½	5¾	6½	6
Buckingham	2½	2½	2½	2¾
Can. Lorrain	59	52½	55½	52
Capital	32	30¼	31	32
Castle Tre.	65	58	59½	65
Clifton Con.	15½	14	15½	14½
Coniagas	1.80	1.80	1.80	1.80
Cons. Smelters	40¼	38	38¼	39
Cons. W. Dome	22¾	22	22	22⅝
Col. Kirkland	3	3	3	3⅛
Crown Res.	52½	49	50	52
Dome Mines	16.25	15.95	16.20	16.00
Dome Kirk.	¾	¾	¾	1
Everett	5¾	5	5	5½
Goldale	18	17½	18	17½
Hattie	5¾	5	5⅝	5⅝
Hollinger	12.75	12.55	12.62	12.65
Hunton	10½	9½	10	10½
Indian	23	21	21	22¾
Keora	12½	8¾	11	8⅞
Keeley	12.20	2.12	2.14	2.17
Kirk. Lake	20	19¼	19¼	19½
Lakeside	15¼	12	15	13
Lake Shore	3.73	3.65	3.70	3.68
Lorrain, T. L.	1.30	1.30	1.30	1.34
Lorrain	25	13	23½	13¼
McIntyre	15.80	15.35	15.35	15.80
McKinley	11¾	11	11	12
Mining Corp.	6.15	2.95	2.95	3.00
Moneta	17	16	16	17½
Montreal, Ont.	6⅝	5	6⅝	5
Newray	29	25¾	29	25½
Nipissing	6.25	6.10	6.15	6.20
Night Hawk	55	50	50	55
Ophir	3¼	2⅝	3¼	2⅞
Preston	10⅝	10¼	10½	10¾
Pete Lake	8	7¾	7¾	7⅞
Porc. Crown	6¾	6½	6½	6½
Rouyn	10	9	10	9
Teck Hughes	1.13	1.09	1.10	1.13
Thomp. Krist	2½	2	2	2½
Timiskaming	21¼	20	20	21
Tough Oakes	64	62	63	63
Tretheway	11½	9¾	10	12½
Skead	22¾	20½	23½	21
Vickers	10	10	10	9
Vipond Cons.	1.04	1.00	1.00	1.03
Wasapika	2½	2¼	2¼	2¼
West Tree	3¼	3	3¼	3⅛
Wettlaufer	26½	23	24¾	24
W. Hargreaves	3.00	2.85	3.00	2.85
NEW YORK PRICES				
Int. Nickel—com.	12	11½	11⅞	11½
OIL COMPANIES				
B. A. Oil	34¼	34	34	34¼
Imperial	104	101½	103	103
Inter. Pet.	18	17½	18¾	17¾
Mutual	10¾	10⅝	10¾	10⅛
North Star—preferred	3.69	3.65	3.69	3.65
Volcanic Oil	86	86	86	90
Brit. Cons. Oil	2.85	2.85	2.85	2.75

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THE CONSERVATIVE PARTY BOWS TO PUBLIC ON TARIFF

(Continued from page 1)

Conservative leader, Mr. Meighen, said:

"I do not object even to special favors going to those who now, owing to world conditions, are under specially difficult handicaps. I do not object to special favors or privileges going to agriculture, because agriculture to-day, the world over, labors under difficulties greater than ever. You have to meet conditions as they occur and you have to do the things which will meet them."

On the question of tariff Mr. Meighen said, in part:

"I have opinions on the question—opinions that are not in principle different from those with which I entered parliament, not in principle different from any I have ever expressed in or out of this House, but matured, I hope, by some years of experience and observation of practical affairs. I believe in the protective system, I believe when we have a protective system it should be balanced, and it should be equitable. If I disbelieved in a protective system, but found one applied, I would still want it to be equitable. A tariff which treats one manufacturer one way, or one class one way, and another class in a different way, cannot be defended by any person."

Mr. Meighen expressed these opinions Wednesday. They created a good deal of talk and there was a feeling that when he concluded his speech on Thursday afternoon he might go still further to meet popular sentiment for a measure of tariff reform. The Conservatives were not in a happy mood. They were smarting under what looked like their betrayal by those for whose interests they had been fighting a losing battle. The members and the Conservative newspapers had been supplied with much information which they had used in good faith as evidence of the ruinous effects of the new tariff on old-established industries. They had been showing, commencing with the Sydney Fertilizer, how one concern after another had been forced by the Robb tariff to close. The Liberals came back with indisputable evidence that these stories were not true, that the fertilizer and other industries had been closed for years and that nearly all other complaints were groundless; and, finally, when a lot of implement concerns for whose existence the Conservatives were fighting with their backs to the wall, came with songs of praise for the Government's tariff policy, they were completely nonplused. They found the main planks of their platform slipping from them. They recalled that the industrialists had refused to subscribe to the expenses of the last general elections; that Mr. Meighen and a few others are still paying these debts out of their own pockets.

On the Thursday Mr. Meighen, in concluding, repudiated the extreme protective tariff that had been the Conservative policy in the past and that had been advocated earlier this session by some of his supporters like Mr. Hubbs, the member for Prince Edward, who went beyond the late Mr. Gurney, who was content with a tariff wall as high as Haman's gallows, but asked for one that an aeroplane could not scale or a submarine go under. The Conservative leader said:

"I do not advocate a high protective tariff, but I advocate a tariff that is protective. I advocate a tariff that, being protective, is fairly and equitably protective . . ."

He wound up with a strong argument for protective tariff, based on over 40 years' experience, and urged that in the interests of the country there should be a final decision by the whole people. "Let us," he said, "have a clean, clear fight with a definite verdict and then let this Dominion get on its way once more."

Help Primary Industries

To sum up: The consensus of opinion here would seem to be:

1. All parties are at present pretty well agreed on support of a policy that will give the primary industries tax-free equipment and perhaps some other supplies.

2. All parties are agreed that a customs tariff of some kind must be maintained—there are, of course, a few extremists who want a high tariff and others who want absolute free trade.

3. The Conservatives want a protective tariff, not so high as they have hitherto advocated. They now favor some provision for "controlling the combines, monopolies, trusts and mergers" which have hitherto been the chief cause of complaint against the real basis of Liberal and Progressive attacks upon the protective tariff. They favor an extra business tax upon those concerns which take advantage of the tariff and the import sales tax to hold up buyers.

4. The Liberals and Progressives are agreed on a purely revenue tariff without consideration for protective principles.

5. All parties look with great favor on the establishment of the Taxation Board and hope for good results therefrom.

VIPONDS EARNINGS

Vipond's April gold production was $52,500, March $51,260. About two-fifths are profit.

CONTINENTAL TO SINK

Continental Mines is resuming operations on its big Kirkland Lake holdings. The shaft will be sunk to 700-ft.

400 TONS BY SEPTEMBER

Wright-Hargreaves increased mill tonnage of 400 daily is expected to be ready by September. The mine is in splendid shape.

ANOTHER LORRAIN PRODUCER

Lorrain Consolidated has at last come through, a high grade shoot, which is standing up well under developments so far, having been encountered. Control of this enterprise is in New York. The find is very important for the Lorrain camp, ensuring another producer.

PUSHING EXPLORATION

Besides employing six diamond drills on surface, Porcupine Goldfields Development has launched underground development on the properties it has under option in Matachewan. The Canadian Matachewan shaft is dewatered and a shaft will be started on Young-Davidson group.

CAN BE DUPLICATED

No Reason Why Quebec Cannot Duplicate Northern Ontario Mines

There is not a single geological reason why each and all of the world-famous mining camps, such as those of Kirkland Lake, Porcupine and Sudbury, should not be duplicated almost anywhere in the 650,000 square miles of the Quebec Laurentian plateau, which stretches from the Ottawa and St. Lawrence Rivers to Hudson Strait, according to a statement made by T. C. Dennis, superintendent of mines of the Province of Quebec, at a recent meeting of the Quebec branch of the Mining Institute of Canada.

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Exchange

The exchanges remained generally listless throughout the week with no marked change in either direction. Slight rises occurred in French and Belgian francs, but this was said to be due to short covering for month-end commitments.

The New York financial market is watching with keen interest for some development with regard to the proposed loan to Germany under the Dawes Plan. Although there is a group of bankers interested, it is understood that the house of J. P. Morgan and Company will arrange the terms. While there is no definite contract made as yet, the larger banking houses are keeping the volume of financial business in bounds in expectation of the loan, and it is said that the bond market will be in a particularly good shape to receive the issue.

The Foreign Exchange quotations for the week were as follows:

NEW YORK FUNDS

	High	Low	Last Year High	Last Year Low
May 22	1 3-4	1 11-16	2 1-8	2 1-16
May 23	1 3-4	1 11-16	2 1-4	2 7-32
May 24	—	—	—	—
May 26	1 11-16	1 1-2	2 1-4	2 3-16
May 27	1 9-16	1 13-32	2 5-16	2 1-4
May 28	1 5-8	1 9-16	2 5-16	2 9-32

STERLING, FRANCS AND LIRE

	Sterling Deand	Francs Demand	Lire Demand
May 22	4.33⅞	5.34	4.42½
May 23	4.34⅜	5.38	4.42¼
May 24	4.34¼	5.40	4.41½
May 26	4.34⅜	5.44¾	4.42
May 27	4.33 13-16	5.36½	4.40½
May 28	4.32⅞	5.36	4.39

According to the Bank Directory, at the end of April there were 4,267 branches of the Canadian chartered banks, of which 4,072 were situated in Canada. Ontario had 1,408 branches and Quebec 1,123.

NEWS OF THE BANKS AND BANKING

Question Suitability of Reserve Banking System for Dominion

Co-ordinate Various Government Branches Having to do With Banking Along With an Inspection System, View of U.S. Authority

From Our Own Correspondent

OTTAWA.—After having heard Hon. John Skelton Williams, ex-Controller of the Currency, and former member of the Federal Reserve board, and J. W. Pole, chief inspector of National banks of United States, even some of the most advanced banking reformers in the House banking and commerce committee, expressed doubts as to whether the Federal Reserve system is best suited for Canada.

J. T. Shaw, of West Calgary, one of the most aggressive westerners and one of the leaders for changes in the Bank Act, expressed the view, during his examination of Mr. Pole, that the American system would not be best suited to Canada, but that there should be a bureau, or commission, that would co-ordinate the various branches that have to do with banking, such as certain finance department, treasury board, and central gold reserve under a central authority, which would also be responsible for the inspection of banks.

During the examination of these two Americans it was made evident that Canada has much of the machinery possessed by the Federal Reserve board. This is especially true of the re-discounting privileges open to banks under the Finance Act. Mr. Pole thought these nearly as ample as theirs. There is this difference between the two: in Canada the existing latitude for rediscounting has so far been a mere temporary measure intended primarily to meet war conditions. In the United States this latitude is a settled policy.

Have Wider Powers

It was made quite plain that the Controller of the Currency has far wider powers to deal with national banks than has Canada's Minister of Finance. Through the system of semi-annual inspection he is thoroughly informed on the affairs of these banks. He not only gets a report, such as is supplied also to the directors through the Government inspector, but he also gets a confidential report. When the capital of a bank becomes impaired he serves an impairment notice on the directors, and within 30 days they must make an assessment on shareholders in order to restore capital. Failure to take such action results in the bank being closed.

Mr. Pole seeing in the Finance Act such machinery for re-discounting, also the rather strict regulations respecting the audit of banks, monthly returns to the Government, etc., was rather inclined to think that there was enough machinery. But when it was pointed out that the Finance Department had no means for determining whether the returns made by the banks were true or not, and that the Minister of Finance had not authority even to close an insolvent bank, he changed his opinion, explaining that he thought authority in all these things was centred in the minister, and that the various services mentioned were coordinated under him.

Hon. John Skelton Williams was a refreshing witness, who apparently soon knew what the committee wanted, and was quite prepared to supply it to the best of his ability. He said quite plainly that if he were handling the banking situation in Canada he would have no hesitation in putting in his own inspectors. He did not think that all the inspection machinery they wanted in the United States would be necessary over here, but he frankly said that he would not be satisfied with a bank's own audit.

It was, however, quite evident that Mr. Williams when controller of the Currency and responsible for the national banks, did not altogether rely on inspection to get results. The inspection got information, but having got that the controller had an effective means of exerting pressure. One of these was the holding of the president and directors of a bank personally responsible for losses. He mentioned two instances in which this had been done. In one case where a bank had incurred a loss of $1,000,000 through a bad loan, the directors, though only three of them knew about the loan, had to put up $500,000. The other case was that of a president who had kept a crooked official in the employ of his bank after he had been warned of the man's character. Finally the official made away with between $200,000 and $300,000 of the bank's money; the president was sued and his estate had to pay $300,000 in settlement of the claim.

As Mr. Williams says, the Federal Reserve system has been of great benefit to the United States, having given that country the best currency system in the world, at the same time providing a reservoir of unlimited credit. Canada being similar to the United States in resources and business conditions he thought it was natural that the Federal Reserve system would be of advantage to this country. He also thought that it could be adopted without trouble.

Mr. Williams was severe in his criticism of the deflation methods employed by the Federal Reserve board, blaming them for much of the financial distress that had resulted since 1920 in the United States. The methods had been far too drastic and he was sure that if President Wilson and Mr. MacAdoo had been in office a different policy would have been pursued. The conclusion was that the more gradual deflation methods adopted in Canada were favored by Mr. Williams. Witness also favored the policy of the guarantee of deposits up to $5,000. His theory in general is that persons of slender means require protection most of all, and in the interest of the country that this should be afforded. The tax on the circulation of national banks and the profits of the central reserve system yield the federal government a tidy sum, the latter alone having totalled $136,000,000 during the last decade, and he would set aside a portion of this revenue as a guarantee fund. In this country Mr. Ladner's proposal is that the depositor provide his own guarantee through consenting to accept a slightly lower interest rate.

Mr. Williams made quite a hit with the committee, being of that clear-cut, frank, aggressive type that finds favor with the average M. P. There was no hedging on any point. He invited questions for the reason, as he said, that "there is nothing I can't answer." He confirmed the impression that the success of a big business organization was pretty much in direct proportion to the honor and vigor of those at the top.

His criticism of the Federal Reserve board's policy under the Republicans showed that politics is quite liable to enter into the administration of it, or at least, opinions as to the wisdom of its policy are quite likely to be tinctured with party politics. This is a feature that is unlikely to leave a favorable impression on Parliament, for there has been no evidence that politics have had anything to do with the operations of the Bank Act in this country.

Banks Financed This Successful Farmer

WINNIPEG (Special).—That he had farmed—and farmed successfully—in Manitoba for thirty years without any other credit than that extended by the banks, was explained to the meeting of the Dominion Mortgage and Investments Association by Richard Willis who is operating 1,000 acres in grain and stock at Turtle Mountain. "If I could not get the money from the bank then I decided that I was better off without it," he observed and he added that the farmer who had never mortgaged his farm is not worrying about his taxes.

Staff Gossip

Eric Barlow, of the staff of the Canadian Bank of Commerce at Courtenay, has been transferred to the Victoria branch.—The Colonist, Victoria.

* * *

W. J. Scanlon, of the Bank of Montreal staff, has been transferred to the bank's branch at Gore Bay.—The News-Argus, Stirling.

* * *

N. B. Rose, of Port Morien has been transferred to the Whitney Pier (Sydney) branch of the Royal Bank of Canada, succeeding J. S. Grant transferred to the New Waterford branch.

* * *

E. M. Paynter, of Hamilton, has been appointed manager of the Oakville branch of the Canadian Bank of Commerce, coming from the head office of the inspection department of the bank of Hamilton.—The Star, Oakville.

* * *

Philip Hood, inspector for the Maritime Provinces of the Bank of Montreal, who has been relieving District Superintendent A. E. Nash, at Halifax, died recently, after a fornight's illness. Mr. Hood entered the Bank in 1904. He has since been stationed in Winnipeg, St. John's, Nfld., and Montreal.—The Herald, Montreal.

* * *

J. E. Hogg, who has been relieving at the Canadian Bank of Commerce, Southampton, has been appointed manager of the branch at Palmerston, succeeding L. Matthews, who has been transferred to another branch. J. M. Campbell, formerly of Listowel, but who left here to take charge of the Bank of Hamilton at Guelph, has been transferred to Dundas as manager of the Canadian Bank of Commerce there.—The Standard, Listowel.

Weekly Bank Clearings

(In comparison with same week last year)

Eastern Cities

	May 24, 1923	May 22, 1924
Halifax	$ 2,252,146	$ 2,758,284
St. John	2,346,926	2,525,721
Moncton	858,679	825,543
Sherbrooke	920,701	776,279
Quebec	5,018,615	4,988,297
Montreal	82,518,254	103,953,210
Ottawa	5,551,022	6,553,568
Kingston	489,575	692,982
Peterboro	631,122	784,724
Toronto	87,442,223	97,483,580
Hamilton	5,043,281	5,182,049
London	2,648,750	2,598,163
Brantford	811,174	988,900
Kitchener	880,949	966,210
Windsor	3,466,486	3,866,105
Total, East	$200,879,908	$234,884,615

Western Cities

	May 24, 1923	May 22, 1924
Fort William	667,437	975,081
Winnipeg	39,806,492	45,558,088
Brandon	462,451	499,034
Regina	2,598,550	2,978,395
Moose Jaw	848,934	942,883
Saskatoon	1,414,062	1,426,513
Prince Albert	279,176	320,584
Lethbridge	468,404	427,404
Calgary	3,465,348	6,121,263
Edmonton	3,339,458	3,897,812
Medicine Hat	238,401	289,634
N. Westminster	525,258	628,096
Vancouver	11,465,966	16,164,642
Victoria	1,677,034	1,953,493
Total, West	$ 67,256,971	$ 82,177,862

PAR CLEARANCE IN U.S. NOT WHAT IT SEEMS

Largely Difference of Methods in Making the Same Charge for Service

By A. B. BARKER,
Manager, Toronto Clearing House.

During the last revision of the Bank Act, a suggestion was made to reduce by law the amount of commission a bank could charge for the collection of a cheque on an outside point in Canada. Some wanted the abolition of the charge, others suggested a maximum of 10 cents which Mr. Fielding laughed out of court. Both suggestions came from the West, and were based on the supposed practice in the United States, where cheques are cleared at par by the Federal Reserve banks for their members. The so-called par clearance in the United States, when analyzed, does not mean what the general public in Canada think.

Even in the United States they speak of the "bunco boast," that "par clearance would make every farmer's cheque worth a hundred cents on the dollar everywhere in the United States." The remarks of the Supreme Court of the United States on this point are interesting and instructive:

"Par clearance does not mean that the payee of a cheque who deposits it with his bank for collection will be credited with the face of the cheque if it is collected. His bank may, despite 'par clearance,' make a charge to him for its service in collecting the cheque from the drawee bank. It may make such a charge although both it and the drawee bank are members of the Federal Reserve system, and some third bank which aids in the process of collection may likewise make a charge for the service it renders."

The Federal Reserve banks do clear cheques on out-of-town points for their members at par, but while the depositing bank receives credit at once, it is not permitted to consider the whole of the resulting funds as part of its cash reserve, as the depositing bank must put up with the Federal Reserve bank 10 per cent. of the amount as a reserve until the cheque has actually been collected by the Federal Reserve bank. In practice the results in both countries are very similar. The American bank collects the out-of-town cheques for its customer usually without charge, but does not permit him to use the funds until it has had time to realize in them. The Canadian bank makes a charge for collection for these cheques, but it allows the customer the use of the funds without delay. So far as the Canadian bank is concerned, its action is in reality a short date advance, and the charge made for its service includes the interest for the time the bank is out its money, and the actual cost to it for collection.

The usual procedure in Canada is well known; a customer makes a deposit, consisting of cash and cheques on out-of-town points; the total is placed to his credit, less the bank's charges, and he may have his own cheques honored up to the full amount of his credit balance immediately. In the United States it is different; the total amount of cheques on outside points goes to his credit without deduction but on the deposit slip is stamped a notation to "hold the funds so many days" depending on how long it will take the bank to realize on the cheques deposited.

The service rendered by the collection of these cheques must be and is paid for in both countries, and paid for by the customer, the one to whom the service is rendered; the only difference is in the details.

THE ROYAL BANK OF CANADA

Statement to the Dominion Government (Condensed)
April 30, 1924.

Head Office MONTREAL

LIABILITIES.	
Capital Paid Up	$ 20,400,000.00
Reserve Fund	20,400,000.00
Undivided Profits	1,085,830.67
Notes in Circulation	23,429,219.74
Deposits	469,547,910.26
Due to other Banks	13,753,113.75
Bills Payable (Acceptances by London Branch)	5,700,358.28
Letters of Credit outstanding	19,466,656.69
	$578,783,089.39

ASSETS.	
Cash on Hand and in Banks	$102,356,499.46
Deposit in the Central Gold Reserves	11,500,000.00
Government and Municipal Securities	63,866,395.63
Railway and other Bonds, Debentures and Stocks	12,773,657.30
Call Loans in Canada	21,262,537.77
Call Loans elsewhere than in Canada	52,334,025.51
	$264,093,115.67
Loans and Discounts	278,383,585.24
Liabilities of Customers under Letters of Credit as per contra	19,466,656.69
Bank Premises	13,699,092.78
Real Estate other than Bank Premises	1,700,308.73
Mortgages on Real Estate sold by the Bank	410,330.28
Deposit with Dominion Government for Security of Note Circulation	1,030,000.00
	$578,783,089.39

670 BRANCHES IN CANADA, NEWFOUNDLAND, WEST INDIES, CENTRAL, and SOUTH AMERICA, also LONDON, NEW YORK and BARCELONA.
Paris Auxiliary—THE ROYAL BANK OF CANADA (France)

PUBLIC OPINION FORCES ACTION ON BANK INSPECTION

(Continued from page 1)

as thorough as could be desired, and that gets just as good results as that used in connection with the banks in the United States.

Mr. Finlayson did not lift the veil to the extent of telling specifically what his department had found in the course of its inspections during the last three years, but his remarks inclined one to think that some rattling good stories have escaped notice. It seems that some of these companies had been doing some of the things of which some of our banks have been guilty, and that they had not been found out, because, up until 1921, when reports were received from trust and loan companies, they were merely filed, as has been the case with the monthly bank statements. That is to say, no attempt had been made to establish their accuracy.

Inspection Obligatory

This, however, was changed by the amendments to the act in 1920, which made inspection not discretionary but obligatory. After the inspectors had got busy it was found that some investments were of an unauthorized character, outside the powers of the companies. In some cases the right to invest in the securities of Canada had been stretched to embrace investments in securities of other countries. An end was made of this, and the situation had been cleaned up.

Respecting loans to directors, under the act of 1914 these were permitted, but the amendments of 1922 placed a prohibition on new loans. It had been found that much of the trouble with these companies had resulted from loans made in this way. Loans to directors are not now permitted, that insofar as new loans are concerned, though the law had not been made retroactive.

It had also been found that loans in arrears of interest had been credited to profits, and that some companies had included interest on dead loans. Such interest had also been carried into reserves, and there were instances where dividends had been paid on this. In some cases it had been found necessary to revise very severely the statements made by some companies.

Should Work With Banks

Mr. Finlayson said that he had authority to close out a company if weakness was disclosed, but he had never exercised this power. Companies that got into a bad state were called upon to improve their position, which invariably was done.

Asked if the system of inspection had been of benefit in dealing with trust and loan companies, Mr. Finlayson said that it had been. He could not say how it would work in the case of banks, but reasoning from analogy he thought it natural to expect equally good results therefrom. In his department there were nine officials, one inspecting trust and loan companies, of which there were 30, and the rest looking after insurance companies, of which there were about 275. Asked if he thought that his department could look after the inspecting of banks, he said that he had never thought about it. He had had no experience in that line.

Inspection of insurance companies had been introduced in 1875 and no holder of a Canadian life insurance policy under Dominion inspection had ever lost a dollar on his policy. The companies paid for the inspection, this being done through assessment made in proportion to the business done. In this way the entire expenses of his department, which were confined almost entirely to inspection, were met.

OIL MARKET OUTLOOK

Production Above Consumption Due to Inclement Weather

The outlook for the oil market is dependent on better weather conditions. The recent setback in crude prices was due to unfavorable weather. If a break does not come soon further reductions are expected because of the flood of over-production and accumulated stocks.

Production now is nothing like it was early last year when the new California fields were at flush production. But owing to the backward season consumption is also away down.

Tested by the Fires of over Two Centuries

THE LONDON ASSURANCE

Extracts from the Report for the Year 1923

Fire Insurance Account

Amount of Fire Insurance Fund on January 1, 1923:			Claims under Policies, paid and outstanding		$3,717,245
Reserve for Unexpired Risks	$2,960,305		Commission		1,211,680
Additional Reserve	3,539,695		Colonial and Foreign Taxes		213,115
		$6,500,000	Expenses of Management (apportioned)		2,189,400
Premiums		8,007,525	Contributions to Fire Brigades		27,495
Interest, Dividends and Rents	$356,540		Bad Debts		2,160
Less Income Tax thereon	54,410		Amount transferred to Profit and Loss Account		448,560
		302,130	Amount of Fire Insurance Fund on December 31, 1923:		
			Reserve for Unexpired Risks, being 40% of Premium Income for the year	$3,203,010	
			Additional Reserve	3,796,990	
					7,000,000
		$14,809,655			$14,809,655

Funds of the Company as at 31st December, 1923

Capital Paid Up	$ 4,366,375	Employers' Liability Insurance Fund	$ 304,974
Life Assurance Fund	18,297,676	General Accident Insurance Fund	652,752
Fire Insurance Fund	7,000,000	Investment and Contingencies Reserve	2,472,781
Accident Insurance Fund	66,886	Profit and Loss Account	1,256,926
Marine Insurance Fund	4,500,000	General Reserve	6,500,000

Total Assets, $50,244,358

$5.00 Equivalent to £1 Sterling.

Head Office for Canada: MONTREAL

W. KENNEDY and W. B. COLLEY, Joint Managers

JAS. A. PART, Superintendent Western Office, 222 Portage Avenue, Winnipeg.
H. W. BELL, Inspector, Mackay Block, Calgary.
D. L. DURRANT, Inspector, 36 Toronto Street, Toronto.
LUCIEN VALLEE, Inspector, 17 St. John Street, Montreal.
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THE FINANCIAL POST

Member Audit Bureau of Circulations.

President—JOHN BAYNE MACLEAN.
Vice-President—HORACE T. HUNTER.
Manager—GORDON RUTLEDGE.
Editor—J. W. TYSON.

A weekly newspaper, presenting in a popular manner, reliable information respecting investments and financial affairs in Canada.

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ADVERTISING RATES:
Single Insertion—$2.80 per inch.
Financial Reports, Debenture Notices, etc., 20c. per agate line.

SUBSCRIPTION PRICE
Canada and the United States, $5.00 per annum.

PUBLISHED BY
THE MACLEAN PUBLISHING CO., LIMITED
143-153 University Avenue, Toronto.

MONTREAL, Southam Building, F. S. Chalmers; WINNIPEG 610 Confederation Life Building; BOSTON, 734 Old South Building; NEW YORK, Room 1606, 1133 Broadway; CHICAGO, Room 1004, 168 North Michigan Boulevard; GREAT BRITAIN—London, The MacLean Co. of Great Britain, Ltd., 88 Fleet Street, E. C., E. J. Dodd, director.

The detailed circulation statement we submit is the sworn finding of the Audit Bureau of Circulations, the recognized independent authority. THE FINANCIAL POST is the only Canadian financial paper submitting its circulation to the A.B.C. Inspection.

THE FINANCIAL POST HAS THE LARGEST PAID CIRCULATION OF ANY CANADIAN FINANCIAL PAPER

TORONTO, MAY 30, 1924

THEY LIKE GOVERNMENT INSPECTION

IN VIEW of the issue which has been again raised by the Home Bank inquiry as to the desirability of outside inspection of the banks, it is interesting to note that at the annual meeting of the Dominion Mortgage and Investments Association; the new president, A. B. Fisher, spoke favorably of the effects of government inspection in the case of trust, loan and insurance companies. Reasonable government inspection was a factor in good management and in maintaining public confidence, he said, and the meeting evidently approved the statement. If one company failed, he added, all suffered; therefore any inspection which would tend to reveal conditions and prevent failures was for the good of all.

It is interesting to note that in the case of these loaning and insurance companies, with assets now approaching $1,600,000,000, they took the initiative in the movement for government inspection and co-operated with various governments in erecting the machinery which now exists and regarding which Mr. Fisher observes: "No change, in our opinion, as to the desirability of reasonable government inspection has taken place."

The advisability of the Canadian banks, through the Canadian Bankers' Association, taking action, through some form of government supervision or some other plan which would have the same effect in restoring public confidence, has frequently been urged by THE FINANCIAL POST. The present situation, we believe, justifies that advice.

GOOD CITIZENSHIP AND PACIFISM

OWING probably to the fact that General Sir Ian Hamilton is more democratic, better understands the public viewpoint, and has greater vision than his contemporaries, his writings and addresses are quoted in the Old Country with more approval perhaps than those of any other public man.

In a recent address in Bristol to 1,500 members of the Boys' Brigade, he inculcated ideas of good citizenship and success in life which Canadian parents and teachers might profitably recommend to the consideration of the young men and women in our universities and colleges who, as members of various societies, are being misled by agitators, directed from abroad, whose sole ultimate aim is the destruction of government and society as it at present exists. The modus operandi of these agitators is by means of societies with such harmless-sounding titles as the League for Industrial Democracy, the Youth Movement, the Pacifists, the Uplifters, etc., (to mention only a few of them), to disseminate their insidious doctrines in our colleges and schools, and they are now beginning to penetrate even our ministerial associations. In Toronto University especially speakers and intriguers have been particularly active of late. They appear in some way to have acquired editorial control of the "Varsity," the student daily, which recently refused to reprint detailed information which would have exposed the identity of the moving spirits at the back of these various movements.

It would be interesting to know just what these men have accomplished for the betterment of our people, morally or otherwise, to entitle them to such consideration, thereby enabling them to prosecute unchecked their nefarious plans.

In his address above referred to, Sir Ian said:

"The future of your city depends on the love you boys bear to her. Your own future in this world, and in the next also, will depend on whether you work for your city as well as for yourselves. For that reason I am glad, indeed, that you are in training to become good citizens. Whatever Pacifists may say about boys marching and manoeuvring like little soldiers—and I agree with many of the things they say about it—there is one big thing to be said on the other side. When examples are wanted of the most precious virtues of the human race, God and man alike have to fall back upon the ideals of the soldier—upon the system of the parade ground. It was a centurion, or captain, who caused Our Lord Jesus Christ to marvel at his humble-mindedness and faith. The Salvationists frame themselves frankly upon our army. And the reason is that our army, or a boys' brigade, or a church lads' brigade stand for fraternity, whereas most of the other things in a boy's upbringing, and especially competitive examinations, stand for throat cutters and devil take the hindmost. You must remember that England is changing fast, and that there is now no post under the King to which you may not reasonably aspire. Not long ago, Mr. Brown, of Annbank, in Ayrshire, was appointed to receive the royal salute at the hoary citadel of feudalism—the ancient palace of Holyrood. To the democracy of the future Mr. Brown will become a phantom leader like the other Mr. Brown whose 'soul goes marching on' through the United States of America. Although a very religious man, Mr. Brown did not earn that royal salute by prayer alone. He got it by works and by establishing good repute with the ministers of the Church of Scotland. Also, by always thinking of what he could do for Annbank. In putting to-day's business, before pitch-and-toss or pictures, you are following in the footsteps of Mr. Brown, and I shouldn't be a bit surprised if we have a Lord Mayor, or a Field-Marshal like Sir Wully Robertson, or a Prime Minister even, in the ranks of this afternoon's parade. Stick to your drill, stick to learning how to move smoothly and well in combination, i.e., by discipline; stand shoulder to shoulder with your comrades through thick and thin. Above all, never be afraid of the wasters who call out 'down with everything.' When the sons of Belial gnash their teeth, then is the time for the good man to rejoice. Remember that if friends are the salt of existence, enemies are its pepper."

A MARKET IN SPAIN

ACCORDING to statements made by Spanish industrial leaders at a recent trade convention, Spain will be in the market to an increasing extent for industrial equipment to be used for manufacturing purposes. With the renewed economic development of the country which is now under way, large quantities of various classes of machinery will be required. The fact was emphasized that agriculture and mining, the leading industries of the country, would permit of much more intensive development than has yet been undertaken.

Canada can supply practically all of Spain's requirements in this respect. For some years a considerable quantity of Canadian-made farm implements have been sold to Spanish firms, and apparently a larger quantity will be required in the future. With effective banking facilities in Spain and a favored nations' agreement, it is expected that Canada will take her rightful share of this business.

TO ATTRACT CAPITAL

ACCORDING to a recent issue of the Boston Post, the state of Florida will shortly vote on an amendment to the state constitution which precludes the passage of any state income or inheritance tax laws either now or in the future. Should the bill become law, Florida will have a subtle and highly effective method of attracting wealthy individuals and capital. By maintaining a winter residence in Florida and living in it for a stated interval each year, the wealthy citizen of a more northerly and more heavily taxed state is able to evade a large portion of his tax burden.

Florida's suggestion may possibly be of interest to certain of the Canadian provinces. A study of the incidence and effect of certain taxes often induces those responsible for the raising of revenue to seek other methods. After the passage of income tax laws in certain states, adjoining states or provinces sometimes gain much by passing exemptive legislation. The announcement by any of the provinces that no provincial income or inheritance tax would be imposed in the future or for a period of say ten years might go much farther in attracting capital and enterprise than large amounts of money spent on advertising and on immigration propaganda.

The proposal is at least worthy of passing note.

EDITORIAL NOTES

IT HAS been said that the best political asset of Premier Bracken of Manitoba has been that he "knew nothing of politics." But if Mr. Bracken knows nothing—or little—of politics, he does know a lot about farming and farm economics, as he proved in his address to the Mortgage Association at Winnipeg, and that is a great deal in a province whose great problems are agricultural.

• • •

THE "Adam Beck of the Pacific Coast" has turned against public ownership; Ex-Mayor Ole Hanson, of Seattle, who achieved a nation-wide reputation by putting Seattle's street railway under municipal ownership and who stumped the U. S. A. preaching for public ownership of every institution rendering public service, has written an article in which he insists that the self-seeming theory of public ownership is wormed at the core. He argues now against every act he performed when he was launching the largest municipal ownership enterprises ever seen in the States. He writes out of experience.

George H. Millen, Eighty-Five Years Old, Looks Ahead on Life

The Man Who Took Up E. B. Eddy's Pioneer Work, Beats the Office Staff to the Mill Each Day—A Shrewd Yankee Who Has Played the Business Game Fairly All His Life

By FLOYD S. CHALMERS.

First, the mill workers get to their jobs at the big Eddy plant in Hull. A few minutes later the president arrives. The hour of 7.15 each morning sees him walking briskly through the plants. He talks to a workman here, orders an improvement there. He gets a keen grasp of every detail and sees that the ordered machinery of organization runs smoothly. He has been all through the plant and is sitting at his desk looking after his mail before the first of the office staff arrives.

That is the way George H. Millen starts a day's work at 85. There must be some magic fountain of youth concealed about old Chaudiere Falls. Perhaps the long sought elixir of life is nothing more than the mist of the Ottawa River. Two of the youngest old men in Canada work side by side below the Falls. John R. Booth, close to a hundred, bustles around putting his nose into every nook and corner of the big saw mill he built there. George H. Millen, his bosom pal, is not many years behind him, and he has no intention of quitting yet.

They Are Both Young

J. R. Booth has a birthday every April—in fact he has had a great many of them. Mr. Millen has a birthday every October. Last October Booth was not in Hull, but he wrote Mr. Millen a letter of congratulations from the woods up the Ottawa. Scrawled out in his own handwriting, (for he never has used a typewriter and does not intend to start now), Mr. Booth's message read something like this: "I am having the time of my life. There is a steam dredge here deepening the channel and I am bossing the job." Mr. Millen wrote Mr. Booth a letter of congratulation this April and the sum and substance of it was this: "I am still as young as I used to be."

Millen came to Canada in 1866. He told me the other day, "I have been here ever since." He came from Glen Falls, New York, which was one of the earliest pulp and paper towns in the States. He had been trained as a millwright and was working in one of the mills at Glen Falls.

Eddy Came Before Him

Ezra Butler Eddy had come to Canada ten or twelve years before, and had started his general store at Ottawa with a little match factory alongside it. He intended to expand a bit and he rented a saw mill from the Wrights—who owned about all of Hull—and then he hunted around for a man to run the mill. He sent for Millen to come.

Millen wrote back offering to come for $3 a day—payable in gold. He had had plenty of experience with American green backs which were selling at about 50 cents on the dollar, and he made up his mind to get real money for his work. Eddy wrote back that he would not pay any such sum; there wasn't a millwright in Canada who was getting $3 a day. But after he sent the letter Eddy thought better of the offer. He followed it up with a telegram asking Millen to come at his own price.

Millen packed up his bag and came to Hull. He started in virtually as Eddy's partner—together he and E. B. Eddy built up the big paper and match factory of the company at Hull.

He First Meets Eddy

When Millen arrived in Hull he was directed to Eddy's store. He walked in and found the proprietor quarrelling with a clerk. The air was as sulphurous as some of the matches that Eddy made. It was a rather unpromising impression that Millen got of the great pioneer. But when Eddy came out of the word-laden atmosphere to negotiate terms on the front porch Millen saw him in a different light. He struck the bargain right then and there that made his life work the building up of the Eddy business.

Eddy's business was pretty small then. He was making about thirty cases of matches a day. It was laborious work. The sticks for the matches had to be cut by hand and dipped the same way. The machinery available for any of the processes of manufacture was meagre in its extent. The women of Hull used to come to the mill to get jobs to do at home. They would carve the match sticks at night and bring in big bed ticks full of splints. Other women would get little pieces of rough paper which they would fold around a stick of wood and paste together to make a rough little container for the matches. At the mill the matches would be dipped in sulphur and put into the little wooden paper boxes.

Fifty Year Old Matches

Someone ran across one of Eddy's first box of matches in an old shack near the Mattawa River not long ago. He sent it to me and struck one of the matches:

"These matches are over fifty years old," he told me. I found it hard to believe it when I saw the match strike up a clear flame. I tried to blow it out, but could not succeed. It was a sulphur match. Sulphur matches are not made much nowadays. They have been replaced by the more modern match.

It is an interesting sidelight in this connection that the Canadian Pacific Railway has never come around to wax matches. It makes the mills turn out sulphur matches especially for its purpose. The chief reason for its liking for sulphur matches is the fact that the sulphur match does not burn out very rapidly. It burns steadily even in a high wind.

Under Eddy and Millen and the late William H. Rowley who was Eddy's first successor as president, the mills grew and grew. The development was steady. While the present position is rather striking, there was never anything phenomenal in the rate of growth. It was just a case of a pioneer in the field, turning out a good product and pushing its sales consistently. Expansion came in the natural course of things.

In a few years the company was incorporated. Millen became a director. A few years ago he became president and general manager. He was 77 when he took on the title—pardon me, not the title but the job. For George Millen is president and general manager of the E. B. Eddy Company in every sense of the word. Eddy himself was gone—he died in 1906—but there was almost as much Millen to the company as there was Eddy. The original policies of the founder were carried on.

To-day the company under George H. Millen manufactures of 120,000,000 matches a day, in addition to newsprint paper, tissue papers, wrapping papers, book and writing papers, towels, and a host of other things. Up to a few weeks ago the company made indurated fibreware, a sort of papier mache line of buckets, washboards, etc., but when the line became unprofitable it was dropped. Eddy's motto in business was "It must be made to pay," and it is Millen's motto to-day.

A Mechanical Genius

Millen is somewhat of a mechanical genius. He invented a number of match making machines at one time, but these have been superseded by more modern inventions. He is keen and alert; rather broad in his attitude towards his employees and eternally insistent upon a good product and honest selling. He has worked long hours and worked steadily and tried to make other people see the advantage of doing the same thing. But he has used the method of setting an example rather than of coercion to bring his associates and workers around to his ideas and has never grown impatient.

He is stubborn in some things, such as maintaining the company's products on a high plane of equality regardless of costs or competition. This factor alone is responsible for his success and the company's success to a greater degree than any other one thing.

He has also the quality of fairness. Millen was born in that corner of the United States that has turned out many Yankee traders. He has a good deal of Yankee shrewdness about him. But it never carries him around a sharp corner. No one ever puts it over George Millen; George Millen never puts anything over on anyone else—except in a fair, square battle of wits.

There was a man who made a contract to supply Eddy's with certain goods. The contract wasn't put in writing. "It's all right, your word is good enough for us," said Millen. There came along difficult conditions and the man could not fulfil his contract except at great loss to himself. He told Millen the circumstances. "If that's the situation, we won't hold you to your contract," said Millen.

Another time a friend of the company came to Millen and advised against continuing the clauses in the Eddy contract with its retailers that prevented the latter from selling any matches but Eddy's.

"That is no longer fair," said the adviser. "You have the merchants in your power, but you ought to abolish that system."

"We'll do whatever is right," said Millen. He stopped the exclusive representation plan. Truth to tell, Eddy's didn't lose. They sold more matches than ever to the same retailers.

In these last few paragraphs is told about all there is to Mr. Millen's success. I asked him for his philosophy of life and it was as simple and direct as the man himself.

He said. "Go to bed early; don't eat too much and work hard all day."

Always on the Job

He works hard not only all day but every day. In the many years he has been associated with E. B. Eddy or running the Eddy plant he has never been away from business more than two weeks. He has never crossed the water and only took one long journey anywhere. Many years ago he crossed Canada and came home via the United States. He was away four weeks, but he was selling Eddy's goods nearly all the time.

He has no intention of retiring. He gets too much fun out of business. There is something refreshing in Mr. Millen's attitude toward life. I asked him, "Have you given up many of your former activities?"

"Not YET," he replied.

"You've never gone in for directorates; never done much outside of this business," I suggested.

"No, not YET."

"What are your recreations. Have you ever taken up golf?"

"No, I haven't played golf, YET."

His insistence on that word "yet" indicated that Mr. Millen does not consider anything outside the realm of possibility for him. He looks ahead on life just as naturally as the average man past sixty looks back on it.

His Narrow Escapes

Perhaps it is due to the fact that J. R. Booth is leading the way for him. Perhaps it is because he has come so near death and missed. He fought in the Civil War and a bullet grazed his skull. He fell down the Devil's Hole, a black mysterious whirlpool near the mill, and was fished out alive. A horse and wagon once fell in the hole and no one ever saw either again.

Millen runs with the times. Just now he is busy rebuilding the big Eddy plants. In his office he has an aeroplane photograph of the works, set in a box with a lamp behind that he switches on or off when he wants to show a visitor the mill at a glance. He motors enthusiastically. And after all why shouldn't he keep up to the minute when by his own words he is "just as young as he used to be."

The Labor Government and The British Financial System

By SIR DRUMMOND DRUMMOND-FRASER,
Director, London Joint City and Midland Bank.

What can Mr. Ramsay Macdonald, the Labor Prime Minister, do in the "city?" When it became obvious that a labor government was on the point of taking office, the fear entertained by London of an upheaval of tested traditions, sent the market value of investments down. But, so long as such a fall is not severe and sustained the well-being of a country is not seriously affected. Fortunately it was neither. The announcement of the personnel of Mr. Macdonald's cabinet and their public statements, not only arrested the fall but, by restoring the confidence of the city, caused an appreciation in all classes of investments.

Many of the most prominent stocks and shares are held by millions of small investors. For instance, the railway capital consisting of ordinary shares, preference shares and debentures, is held to the extent of over 50 per cent. in individual holdings not exceeding £500. Post office savings banks, trustee savings banks and national savings of the workers of the country, which amount to approximately £1,000,000,000. Mr. Ramsey Macdonald will naturally have approved the drastic action taken to renew the limit to £500 for individual depositors with the government, because the large investors had attempted to take advantage of the interest allowed. The whole of this small money invested in government interest-bearing securities, which gives the small investors a stake in the financial soundness of the government on a co-operative principle. This strong material interest of masses of people in the maintenance of both British credit and of public confidence in the government's financial policy is a consideration that must always be present to the mind of a labor government. It will be a steadying influence.

Benefiting The Small Investor

The Prime Minister has it in his power to foster this method of universal sharing in the government securities, i.e., the national debt, with the reflex action of advantage to each individual small investor. These small investors are not attracted by stock exchange securities. The stock exchange has always been averse to bonds "on tap." But if the Prime Minister will stimulate this new-found source of attracting small money, he will in reality, while benefiting the small investor, increase the flow of other moneys into the stock exchange.

One would give much to have been behind the door at the famous interview (if it actually took place) of Mr. Macdonald with Mr. Norman, the governor of the Bank of England. Whatever the upshot of the interview, if Mr. Macdonald was not deeply impressed with the superb management which has resulted, for instance, in the reduction of the floating debt by the replacement of treasury bills of £600,000,000, by treasury bonds of £600,000,000, he cannot have realized the inwardness of the close collaboration between the Bank of England—although unhampered by government control—and the British treasury. However much the Prime Minister may admire the model of the state-controlled Commonwealth Bank of Australia, and, however much he may in theory believe in the idea of a state bank for Great Britain on similar lines, he must surely understand that the needs of a small developing country like Australia, cannot be compared with the complicated needs of a country, of which London is the chief clearing house of the world.

Is the new Prime Minister likely to seek to alter a system which has resulted in London's present unique position? The confidence of the world in London has raised British credit above all other credit in the world; has induced foreigners to keep their balances in London as well as their securities for safe custody; has attracted good borrowers with security to come to London, because they can always receive gold or its equivalent. It is not common sense to suppose that Mr. Macdonald will lightly introduce any experiments into such a system; and in any case the attempt to do so would bring about his defeat by the other parties in the House of Commons.

City Influence on Government

It is said that the Prime Minister feels strongly on the subject of the "city" influence upon governments. What the London city influence actually does is to keep a very sharp eye on the government's extravagant expenditure, waste and general explorations into unsound finance. An honest government, run on economical lines has nothing to fear from the city influence. To a labor government the city may appear to sacrifice progress to tradition. But, in spite of hide-bound conditions, a system which has made British credit the highest in the world is not one to be lightly interfered with. He would be a brave man who would seek to alter in essentials what is the envy of the world.

The cheque currency (which represents 99½ per cent. of the turnover) for home trading and the London sterling bill of exchange for overseas trading, are the most economical means of payment of debt. Both are a transfer of debt, represented in the books of the banks by a book entry, without the intervention of a single coin. It is not likely that Mr. Macdonald would allow a system of such outstanding benefit to this country to be interfered with in any way.

The British treasury, the Bank of England, the British banks and all three political parties have crystalized their efforts in co-operation with institutions in other countries, including the United States, to assist in the financial reconstruction of chaotic areas in Europe. The whole tenor of Mr. Macdonald's foreign policy, so far as can be gathered from his recent pronouncements, will be to intensify those efforts. He has already shown that he recognizes the interdependence of this international trade recovery with the commercial prosperity and its accompanying reduction in unemployment in our country.

So the upshot of the matter is that the advent of a labor government cannot be expected to mean any startling departure under present political conditions at any rate in the British financial system, whether in regard to its domestic or its international aspects.

Importing Our Own Specialties

It will be a matter of interest to the Canadian public to know that certain aggressive foreign countries are building up in Canada a very substantial market for products not only which we ourselves produce but, moreover, in which we specialize. While Canadian firms are spending millions in an effort to develop foreign markets, our competitors are quietly laying down their goods in the home market.

One example of the situation referred to is the importation of various classes of meats from Argentina. A recent dispatch from Buenos Aires states that several cargoes of meat had just been shipped to Canada. According to the information, the destinations of the shipments included various points from Montreal to Vancouver. This situation, however, is by no means new; during each of the past two years an average of $70,000 worth of meats was imported from Argentina alone.

A similar situation applies in the case of butter imports from Australia and New Zealand. In 1922 these two countries sold in Canada over $800,000 worth of butter and a somewhat smaller amount last year. Our butter imports average well up to $2,000,000 annually, a fairly substantial percentage of our exports of this product. This is reported to be due to a falling off in the quality of Canadian butter. There is, of course, one feature against us, viz., that New Zealand butter and cheese are produced from grass entirely while Canadian cows are fed on fodder during a large part of the year.

This, however, is not an insuperable difficulty. At times the reputation of Canadian butter has been severely injured in the British market on account of bad grading, and a very rigid system of standards would do much to recover the confidence of this market. At any rate, it is disappointing if Canadian butter is to be replaced by butter from abroad even in the home market.

In the case of certain of our fruit products, the situation is similar. The United States has been shipping apples and selling them freely in the very centre of the best apple growing districts of Ontario while Canadian apples are endeavoring to build up markets abroad.

Canned salmon is another Canadian product which, although of a quality equal to any in the world, is failing to meet the full requirements of the home consumer. A considerable volume of this product is being imported each year.

The situation just outlined is one which should not exist. While we are complaining of bad business in Canada we are spending a large quantity of money to develop foreign markets, and at the same time allowing conditions to exist which permit of the flooding of our markets even by those who have built up a high tariff against our goods. There is something fundamentally wrong in such a state of affairs, and the time has come for the country to ask for an explanation. If the grades or qualities of these Canadian products do not suit the home market, then it is time we studied the situation and adapted them to that market. Those whose responsibility it is to correct or explain such cases as these are the deputy ministers and staffs of the Dominion and provincial departments of agriculture.

What have you to say, gentlemen?

PERSONAL

Glyn Osler, K.C., who has been elected a director of the Mutual Life Assurance Co. of Canada, is a member of the legal firm of Blake, Lash, Anglin and Cassels. He was called to the bar in 1898, practised in Ottawa until 1908. Since then has been with his present firm. Mr. Osler is also a director of the Bell Telephone Company of Canada, and was Ontario registrar under the military service act during the war.

Canadian Pacific Railway

5% Collateral Trust Gold Bonds

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INVESTORS' INQUIRIES

Questions of general interest submitted by subscribers of The Financial Post will be answered in this column, in which case only initials will be used. Other inquiries will be answered by mail. A three-cent stamp should be enclosed to cover a direct reply.

DOMINION FILM CO.

Banker, Owen Sound.—Is Dominion Film Co. a responsible concern? Please give name of president.

Dominion Film Co. is controlled by Allens, formerly of Allen theatres, which went into liquidation. Herbert Allen, president; S. Crafton, vice-president and A. Cohen, secretary.

MANLEY-O'REILLY

G. L., Windsor.—I will be obliged for any information you may give me regarding Manley O'Reilly Gold Mines, as to holdings, possible development, and possibilities of making money from buying stock at 20 cents per share.

Manley-O'Reilly mines are in Skead Township and are regarded as a prospect having merit and worthy of the expenditure of considerable money in exploration. The original discovery on this property was one of the richest in the district and subsequent development on the property has been up to expectations.

CANADIAN LIGHT AND POWER

Undecided, Toronto.—Do you regard Canadian Light and Power bonds as a satisfactory holding for an investor desiring a stable security with assured income? Would you advise a change at the present time?

As we have previously pointed out we have never been able to recommend these bonds as a sound investment for the simple reason that definite information with regard to the earnings of the company are not available. It is one of the companies in what is known as the "Robert group" in Montreal and, while dividends have been paid regularly, the market record has indicated speculative influences which would make this security a doubtful proposition for the investor seeking a definite reasonably assured income. Therefore, you would probably find it more satisfactory in the long run to change to something more in keeping with your requirements, keeping in view that it may not be advisable to sell when the market is depressed because the history of the issue shows that there is a considerable range in price from time to time.

ADVERTISING SCALES

S.C., Toronto.—In May, 1919, I purchased $200 worth of stock in the Advertising Scales, Ltd., located at that time at 26-28 Adelaide St., West, Toronto. They have moved from Adelaide St., and the directory lists them at 65 Trinity, but they are not in the telephone book so I am unable to get in touch with them. I would appreciate any information you can give me regarding the financial standing of this company, or if they are still doing business.

We understand that this concern operated at the address given—65 Trinity—for some time but discontinued a considerable time ago, and is not now known to maintain a plant or office.

CANADIAN KIRKLAND

J. W., Hamilton.—Would you give me some information as to the future prospects of Canadian Kirkland Gold Mines Co.?

Canadian Kirkland is a prospect of merit. The property is located on the west end and a little south of the producing area of Kirkland Lake. To date sufficient work has not been done in this section to prove it up, but recently Hunton struck a rich ore shoot. Canadian Kirkland has encountered encouraging results in the limited amount of work done and the best opinion seems to be that it will take but little more to prove up a good shoot of ore. The company is in the hands of men who are concerned only with mining while an efficient operator is in charge of the property. Recently the workings were de-watered and the mine is being re-timbered before work proceeds.

ASBESTOS BONDS

A. L., Toronto.—Would you advise holding or selling bonds of the Asbestos Corporation of Canada at the present?

While the indications are for a further period of unsettled conditions in the Canadian asbestos industry, we believe that the future of the bonds of the Asbestos Corporation should be such as to discourage the idea of selling on the present depressed market.

Not only would there seem to be reasonable prospect of an adjustment of the present difficulty but the management of the company's affairs is in strong hands and this is an important factor in any industrial project.

The president of the company is W. G. Ross, with William McMaster, vice-president. The other directors are C. W. Colby, H. J. Fuller and H. E. Mitchell, New York, and William Finley, and J. W. Cook, Montreal.

CON. W. D., NIGHT HAWK

P. M., Philadelphia.—What is the outstanding capitalization of Consolidated West Dome Lake? About what is the average of the ore? Any computation of reserves, or probable reserves, capacity of mill? Outstanding capitalization of Night Hawk, grade of ore and reserves? What are the mill plans and resulting expectations of the management?

The last statement of Consolidated West Dome shows nearly four of the five million one-dollar shares issued. Since then considerable stock which was underwritten at varying prices has been taken up and but little remains in the treasury. It is understood that the intention is to operate the mill at 100 tons for the present instead of increasing to 200 tons daily. The ore averages over $10 and a recent official statement said that reserves were sufficient to keep the mill going over a year.

Night Hawk is capitalized at $5,000,000 with nearly all the stock issued. Ore developed is said to be sufficient to run the mill for about two years. There has been talk of increasing the mill but it is believed the present management will complete the new shaft and get a better line on the mine's possibilities before going ahead with new milling plans. Night Hawk ore bodies are widening and getting richer at depth. The last information we had on the workings below the 500-ft. level was that values were running around $16.

BINGO GOLD MINES

J. N., British Columbia.—I should like to know what you think of the Bingo Gold Mines, situated on the east short of Herb Lake in the Pas mining district in Manitoba, as an investment. Would you kindly let me know the present value of the shares?

Bingo gold shares are traded in on the Winnipeg Exchange, the Canadian shares now selling around 51. These are likely to be later exchanged into the shares of the British company, preferred and common. The Canadian company gets so much of the British stock for their holdings and averaging it out and figuring the British shares at their present price in England, the Canadian shares are selling fairly low. The company has a rich little mine carrying good values. Further development is necessary to give the full extent of the ore bodies, before milling plans will be gone on with. The proposition is well regarded.

NEWRAY SALES

Subscriber, Sault Ste. Marie.—Would like any information you can give me about the Newray Gold Mine. I note the stock is continually dropping, and that there are quite a number of shares changing hands and I was wondering if the Coniagas people were unloading their stock on account of the work they were doing not turning out to what they expected it would.

The drop in Newray shares seems to have been in keeping with the general trend of all markets both mining and general, and perhaps aided somewhat by the fact that Kerr Lake Mining Co. threw up its option on the adjoining Goldale. We cannot say whether or not the selling is in fear of Coniagas throwing up its option or not, but compared with the earlier part of the year the selling has fallen off materially. The sales by months since the first of the year follow: Jan., 266,500; Feb., 177,600; March, 93,600; April, 43,100; May, 88,650. A declining market always catches the poorly protected margin accounts, throwing a considerable amount of weak stock on the market and serves to aggravate the situation.

PORTO RICO RY.

P. S., Toronto.—Would you be so kind as to give me your opinion regarding Porto Rico Railways? I am holding some of the common stock which I bought at $50. Would it be wise to buy more at present prices in order to even up my cost?

Porto Rico Railway common is now selling at $20 a share. You say that you purchased it at $50 and suggest the possibility of purchasing more to even up. A purchase or sale should be considered on its merits unmindful of whether or not there are previous holdings. If you considered the stock a good buy at $20, then you should buy it, if not, then leave it alone, for if it isn't a a good buy your evening up effort would only add to your losses.

Earnings of Porto Rico declined slightly last year, this being due partially to a decline in revenue from both power and railway operations and increased costs. The company's position, however, was improved by retiring $57,000 first mortgage bonds while current assets were down slightly but current liabilities considerably lower while working capital was increased. A water shortage has interfered with power development and an application is now before the authorities for permission to utilize Rio Blanco River for power purposes. This would mean additional capital expenditure. Railway earnings have suffered from jitney competition but no agreement has been reached in this matter with the authorities. The same applies to possible street railway extensions.

BUYING MORE HOLLINGER

L. R., Saskatchewan.—I hold about $15,000 in stocks and bonds, including C.P.R., Bell Telephone, and Hollinger 300 shares. I have been thinking of putting another $500 in Hollinger at around 12.50. Would be glad of your candid opinion as to the likelihood of Hollinger increasing the dividend this year, and if so what the stock would likely go to if they did increase it. My reason for buying would of course be in the hope that the dividend would be increased and the stock appreciate in value.

President Noah Timmins of Hollinger stated that the matter of increased dividends would be taken up when the company could see the end of its commitments in regard to its power development. This time should not be far distant now. In the meantime there appears another bright prospect from the shareholders' point of view. This refers to the recent exclusive announcement of THE FINANCIAL POST that the Insull interests of Chicago were negotiating for the Northern Canada Power holdings and if they were successful they would take over the Hollinger power. Some attempts at denying this story have been made but negotiations are proceeding and may be successfully concluded at any time. This would mean a saving of somewhere around $4,000,000 for Hollinger in its power development, save further court costs in its drawn-out war with the power company and should enable the company to immediately increase the dividends to the point that the steadily increasing earnings of the company now warrant. We cannot predict what the market will do.

A VARIED GROUP

G. G., Saskatchewan.—I shall esteem it a favor if you will give me some information regarding the following gold and silver shares: Newray, Goldale, Wasapika, Baldwin, Porcupine Gold Reef and Everett Silver Mines. I have 2,000 Goldale bought at 18½ cents per share. I thought of buying some Newray. I have 6,000 Porcupine Gold Reef which I thought of selling and buying Baldwin with the proceeds, as the former company do not seem to be going to do any work on their property, whilst I believe the Baldwin people are working on their property and are getting some favorable ground. What do you think of Everett Silver as a "long shot" speculation?

Newray.—Promising prospect, well located in Porcupine, being developed by Coniagas Co.

Goldale.—Same as above. Not operating at present. Was partially developed by Kerr Lake who dropped their option. Deal for the further development of the property believed pending.

Wasapika.—Located in Shining Tree. Not well regarded.

Baldwin. — Highly speculative. Property one of promise but company is not making the most satisfactory progress.

Porcupine Gold Reef.—A fair prospect but neglected. Nothing done on the property for past couple of years.

Everett Silver Mines.—In Gowganda and has promising outlook. Is now being explored. It should do well over a year's period.

All your stocks are of the quite speculative brand. Your Goldale at the price you purchased it may make you some money. With the market as at present there is hardly any advantage in getting out of Gold Reef into Baldwin, and especially at a time when the better mining stocks are selling so low.

ASBESTOS CORPORATION

H.R., British Columbia.—Please give me your frank opinion of Asbestos Corporation preferred. I bought 12 shares at 62¾, considering it a good investment with speculative possibilities. I am a hard working man, common labor, and cannot afford to lose any money. However, I know there is a certain risk to all industrial investments, like a new patent, competition, unfavorable markets, and I am willing to take the chances going with the best enterprise of this kind.

To my mind a strong corporation like this can survive a depression and competition better than any other company of its kind. But some commercial papers (American) give the opinion that the principal asbestos manufacturers in the United States and in England produce the bulk of their raw material in their own mines. If this is the case, then I cannot see where the other mines can find a market for their product, while at the same time Asbestos Corporation have increased their sales considerably. I will be much obliged to have your opinion about the shares. If they are not in your opinion equal to high class industrial stock, please give me the reason.

Asbestos Corporation has been distinctly disappointing during recent months, and the fact that the president of the company, M. G. Ross, in his recent address to shareholders, was far from optimistic, does not add a great deal of comfort to the situation.

The fact of the matter is that the Canadian asbestos producing companies are meeting with some very difficult competition from two sources. The first is from foreign companies producing asbestos, such as Rhodesia. The second is from the American manufacturing companies who own their Canadian mines. These companies produce a larger amount of asbestos than they use for their own requirements, in order to get their production costs down. They buy from themselves in required quantities and dump the rest on the market. This has affected prices of the Asbestos Corporation so that they cannot get an adequate return for its production.

The situation obviously cannot continue, and no doubt a way will be found to remedy it. The move that is now in contemplation is for the Canadian government to fix the selling price of asbestos from Canadian mines, and thus to prevent the wholesale jumping of Canadian asbestos.

Because of this unsatisfactory situation, Asbestos Corporation cannot be considered a high-class industrial security. Nevertheless, the market has come to the point where you would suffer considerable loss in selling now, and perhaps your best move would be to hold your stock and await developments patiently and optimistically. It is a strong point that the Asbestos Corporation is in sound liquid position and able to carry through any period of stress.

ANONYMOUS INQUIRY

Reader, London.—We don't answer anonymous inquiries. Write and sign full name and address, as we always answer with a personal letter, publishing only the inquiries of general public interest. Give all the facts you have about the concerns you inquire about, especially name and address of those approaching you.

Getting 7 Per Cent. on $1,000

Investor, Sherbrooke. — The writer has $1,000 to invest and would like your advice on what you would consider a safe investment in a stock paying 7 per cent. dividend, where the security would be safe and there would be a possibility of an increase in value of the stock. Canada Car preferred has been suggested as such a stock and I would be glad to get your opinion on same.

You must realize that in purchasing any security paying you as high as 7 per cent. on your investment you are assuming a certain element of risk. This risk may not be pronounced, but it will usually be present in any securities returning as high as 7 per cent.

Canadian Car & Foundry preferred has a good deal of strength behind the stock, but the company's dividend record has not been stable and this security can hardly be regarded yet as thoroughly seasoned.

We list the following preferred stocks that have a good dividend record and which in practically every case has a common stock behind the issue that is now on a dividend basis. These are not necessarily recommended as absolutely safe investments but are offered as satisfactory preferred stock investments yielding in the neighborhood of seven per cent.:

Steel Company of Canada preferred, to yield 7 per cent.

Ottawa Light, Heat & Power preferred, to yield 7.14 per cent.

Provincial Paper preferred, to yield 7.44 per cent.

Howard Smith preferred, to yield 8.79 per cent.

Canadian Cottons preferred, to yield 6.81 per cent.

Canada Cement preferred, to yield 6.79 per cent.

Sherwin Williams preferred, to yield 7 per cent.

Abitibi preferred, to yield 6.89 per cent.

Hillcrest Collieries preferred, to yield 8.6 per cent.

Maple Leaf Milling preferred, to yield 7.7 per cent.

There are a number of good bond issues that can be purchased to yield over 7 per cent. and which seem to be on the bargain counter at present prices, such, for instance, as Canada Steamship 7 per cent. bonds, and another interesting issue is Dominion Iron & Steel 5 per cent. bonds due 1939.

CURRENT OPINION

"OVER-INDUSTRIALIZED."

(Toronto Telegram)

Canada is over-industrialized. These words serve as the message and meaning of Hon. T. A. Crerar's address to the Hamilton Canadian Club.

* * *

Canada is over-industrialized and T. L. Church, M.P., pointed out that $9,000,000 worth of raw asbestos exported from the Canadian Province of Quebec is shaped and fashioned by American hands into a finished product worth $60,000,000.

* * *

Canada is overindustrialized and Canada's imports from the United States mean the payment of $200,000,000 per annum in wages to American workers engaged in the manufacture of products sold in Canada.

* * *

Canada is over-industrialized and this country's imports from the United States mean that 120,000 Americans are drawing wages for the manufacture of products for sale in Canada.

* * *

Canada is over-industrialized and T. L. Church, M.P., confronted Hon. T. A. Crerar with the following assembly of figures:

Canada's yearly imports of products from the United States that could be bought in Canada $400,000,000

Canada's yearly payment of wages to American workers in the United States when these wages should be earned by Canadian workers in Canada $200,000,000

Number of American workers employed in the manufacture of exports for Canada .. 120,000

American population supported by the sale of exports to Canada and number of Canadian population that should be supported by the manufacture of the same value of products in Canada, at least 700,000

Canada is over-industrialized, Hon. T. A. Crerar insists, despite the facts and figures as to Canada's economic position. These facts and figures prove that Canada is under-industrialized to such an extent that Canada's demand for manufactured products pays wages to 150,000 American workers and supports an American population of nearly 1,000,000, when that demand should pay wages to 150,000 Canadian workers and support a Canadian population of, at least, 1,000,000.

TELLS OF HER WEALTH

(Winnipeg Tribune)

Saskatchewan is telling the world of its riches. More power to those engaged in combating pessimists and pessimism. A country of wealth is not necessarily a place where money is piled up in banks or invested in securities. It is rather a place of happy homes, and plenty of hard work, and reasonable reward therefor.

There is no country on the globe offering such an opportunity for a good living as Western Canada. Easily-gained dollars in the past have been to many a handicap rather than a prod to greater activity. Any change taking place in this land to-day must be a change back to harder work, and contentment with making sure but slow individual progress.

These thoughts are suggested by an item in the Regina Leader mentioning the fact that Saskatchewan has deposits of lignite coal estimated to contain over 50,000,000,000 tons. In the essentials of life this land is plentifully provided.

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Write for Our New Bond List

Our current List offers some excellent bonds at most attractive prices. Following are illustrations:

Security	Yield
Provincial	4.84% to 5.35%
Provincial Guaranteed	5⅛% to 5.50%
Ontario Municipals	5.10% to 5.45%
Other Sound Municipals	5.20% to 6.00%
Corporation	5.70% to 6.50%

Copy of this List will be gladly sent upon request. Write for it.

36 King Street West, Toronto, Telephone Main 4280

Wood, Gundy & Co.

RSC INVESTMENT-SERVICE

Desirable Investments

Our current investment offerings include the highest grade of Government, Municipal, Public Utility and Industrial securities, combining safety of principal with satisfactory rate of fixed income.

At present prices, yields range from 5% to over 7%.

Intending investors will do well to consult our Weekly Offering List—if only for purposes of comparison. A request will bring you a copy promptly.

Royal Securities CORPORATION LIMITED

164 St. James Street MONTREAL

Toronto Halifax St. John Winnipeg Vancouver

McDougall & Cowans

Members of the Montreal Stock Exchange

130 St. James Street

STOCK BROKERS

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OTTAWA TORONTO WINNIPEG

MONTREAL

Direct Private Wire to all Branches and New York

TORONTO BOND EXCHANGE LIMITED

Bonds Bought Sold and Exchanged

Toronto

Attractive Provincial and Municipal Bonds

Security	Rate	Maturity	Yield
Province of Ontario	5%	1948	5.07%
Twp. of Scarborough	5½%	1924-42	5.15%
City of Galt	5½ & 6%	1927-42	5.20%
Town of Oakville	5½%	1927-33	5.35%
Edmonton School Dist.	5½%	1963	5.65%

We offer the above, subject to prior sale and change in price

Gairdner, Clarke & Co.

312 Bay Street, Toronto — 212 Dominion Express Bldg. Montreal

Harold A. Tubby & Company Limited
Investment Bankers
Government, Municipal & Corporation Bonds
Correspondence solicited
PARIS BLDG. WINNIPEG

We Offer
HOWARD SMITH PAPER MILLS LIMITED
7% First Refunding Mortgage Sinking Fund Gold Bonds
Due: 1941 Price to Yield: 7.20%
R. A. DALY & CO.
Members Toronto Stock Exchange
BANK OF TORONTO BLDG. TORONTO — 50 CONGRESS STREET BOSTON

OSLER, HAMMOND & NANTON
WINNIPEG
Stocks and Bonds
Insurance
Mortgage Loans
Farm Lands

Canadian Pacific Railway Company
5% Collateral Trust Gold Bonds
Dated April 15, 1924 Due April 15, 1934
Principal and semi-annual interest (April 15 and October 15) payable at the bank of Montreal in Montreal or Toronto
Price 98.85 and Interest, to yield about 5.15%
OSLER & HAMMOND
Members: Toronto Stock Exchange; Montreal Stock Exchange.
21 Jordan Street Toronto, Canada

NEWS AND VIEWS ABOUT BONDS

DROP IN MORTGAGE DEMAND MAY HELP SECURITY MARKET

Manitoba Issue Awarded to United States Syndicate

The contraction of building operations in the present year has had the effect of reducing the demand for mortgage money and the results are now becoming apparent. While mortgages are still available at 7 per cent. and even at 7½ per cent., it is known that some companies are accepting desirable loans at 6½ per cent. Speculation as to the probable effects of this situation of the bond market is being indulged in. For some months several large investing institutions have been meeting payments on commitments made during the first part of the year. As these are largely completed some dealers believe that these companies will have a surplus of funds for investment shortly. With the supply of mortgages reduced they look for more bond buying. Salesmen report a better reception to offerings during the past week. At the same time a steady volume of small orders from private investors is reported by some houses.

The offering lists have been reduced considerably in recent weeks, resulting in keen bidding for new issues, a number of which have been sold this week. The Dominion issues have shown little change in price except the 1933 and 1937 tax-exempt bonds, which have been slightly easier. The New York market has been strong and the opinion of dealers is that it will remain so on account of the lack of stock interest and the piling up of funds.

Manitoba Bonds to U. S.

The first of the provincial financing forecast in THE FINANCIAL POST last week has materialized in the call for tenders issued by the Province of Manitoba. The issue consists of $2,600,000 of 20-year 5 per cent. bonds and the proceeds will be used to retire a maturing issue in New York. Alternative tenders were called and the bonds were awarded to a syndicate composed of Rutter & Co., Redmond & Co., and Paine, Webber & Co. at 97.07 American funds. The tenders were:

	Can.	Amer.
Rutter & Co.; Redmond & Co.; Paine, Webber & Co.		97.07
Gairdner, Clarke & Co.; Bell, Gouinlock & Co.; McLeod, Young, Weir & Co.; Gregory, Baker & Co.; Edward Brown & Co.; Kissell, Kinnicutt & Co.; W. R. Compton & Co.; First National Bank		96.449
A. E. Ames & Co.		96.42
Wood, Gundy & Co.		96.28
Dominion Securities Corp., Dillon, Read & Co.		96.039
Dominion Securities Corp.; Wood, Gundy & Co.	96.437	
Gairdner, Clarke & Co.; Bell, Gouinlock & Co. McLeod, Young, Weir & Co.; Gregory, Baker & Co.; Edward Brown & Co.	96.43	
Matthews & Co.; R. A. Daly & Co.; Hanson Bros.; Greenshields & Co.	96.08	
A. E. Ames & Co.	95.97	

Award Hamilton Bonds

The city of Hamilton has awarded $1,392,879 of 5 per cent. instalment bonds maturing 1925 to 1944 to A. E. Ames & Company at 97.539. At this price the city pays 5.29 for its money. The bids were:

A. E. Ames & Co.	97.539
Dom. Securities Corp.	97.311
Wood, Gundy & Co.	96.88
Dominion Bank and Gairdner Clarke & Co.	97.31
R. A. Daly & Co.; McLeod, Young, Weir & Co.; Matthews & Co.	97.13
MacNeill, Graham & Co.; Aird, McLeod & Co.; C. H. Burgess & Co. and Murray & Co.	96.73
Dyment, Anderson & Co.; Cochrane, Hay & Co.; and Bell, Gouinlock & Co.	97.33

Buy Three Rivers Issue

Versailles, Vidricaire and Boulais were awarded two issues of Three Rivers bonds at 99.21. The issues consisted of $335,000 thirty-year serial bonds and $55,000 twenty-year serials, all bearing interest at 5½ per cent. The bids were as follows:

Versailles, Vidricaire & Boulais	99.21
L. G. Beaubien & Co.	99.05
Municipal Debentures Corp.	98.89
Hanson Bros.; Lacomp, D'Obligate & Deplacement	98.83
Credit Canadien	98.75
Dominion Securities Corp.; A. E. Ames & Co.; Wood Gundy & Co.	98.37
Rene T. Leclerc	97.75

Smith Falls Awards Issue

The town of Smith Falls awarded an issue of $118,000 of 5½ per cent. 30-instalment waterworks bonds to A. E. Ames & Company at 99.5305, the money costing 5.54 per cent. Tenders received were:

A. E. Ames & Co.	99.5305
Bell, Gouinlock & Co.	99.53
Stewart, Scully & Co.	99.40
Bird, Harris & Co.	98.75
C. H. Burgess & Co.	98.74
Matthews & Co.	98.73
Nesbitt, Thomson & Co.	98.64
Wood, Gundy & Co.	98.09
McLeod, Young, Weir & Co.	98.03

Buy Kingston Bonds

An issue of $108,000 City of Kingston 5 per cent., ten-year bonds was awarded to A. E. Ames & Co. on a bid of 97.62. The tenders included the following:

A. E. Ames & Co.	97.62
Wood, Gundy & Co.	97.57
Dyment, Anderson & Co.	97.40
Bell, Gouinlock & Co.	97.33
Cochran, Hay & Co.	97.27
Dom. Securities Corp.	97.217
Matthews & Co.	97.19
R. A. Daly & Co.	97.12
McNeill, Graham & Co.	97.08
McLeod, Young, Weir & Co.	97.02
Gairdner, Clarke & Co.	96.79
Housser, Wood & Co.	96.60
Murray & Co.	96.37
Burgess & Co.	96.43
McKay & McKay	95.37

Sell School Bonds

An issue of $65,000 6 per cent. 5-year school bonds was awarded to Bray, Caron & Dube at 99.63, the money costing 5.59 per cent. Tenders were as follows:

Bray, Caron & Dube	99.63
Rene T. Leclerc	99.53
Provincial Securities	99.17
Credit Anglo-Francais	98.80

Rejected All Tenders

The County of Inverness, N.S., rejected all bids on an issue of $65,000, 5½ per cent. 40-year bonds, the highest being Johnston & Ward at 93.98.

Sells Two Issues

The town of Thorold sold two issues, consisting of $1,792.48 5½ per cent. bonds and $16,180.20 6 per cent. bonds, all maturing by instalments in 15 years, to C. H. Burgess & Company at 101.86. The bids were:

C. H. Burgess & Co.	101.86
Bell, Gouinlock & Co.	101.80x
McLeod, Young Weir & Co.	101.27
MacKay-MacKay	101.26

x—On 6 per cent. bonds only; bid 98 on 5½ per cent. bonds.

Some comment has followed the action of the town of Sandwich in awarding an issue of $85,573.02, six per cent. 20 instalment bonds to Geo. Carruthers & Son, whose tender was lower than that of A. E. Ames & Co. The bids were:

A. E. Ames & Co.	99.39
C. H. Burgess & Co.	99.x
Bird, Harris & Co.	97.

x—For an option only.

THE BUILDING BOOM AND BOND ADVANCE

Investment Companies in States Seeking a New Field for Their Funds

NEW YORK.—An interesting correlation has been traced by New York investment bankers between the boom in building and construction, and the recent marked advance in bond prices.

According to New York state banking law, savings banks may invest up to 70 per cent. of their total resources in real estate and building mortgages of proved character. Until two years ago this percentage was 60 but it was considered advisable to raise it in anticipation of the boom in building. Recently, Brooklyn savings bankers asked the Manhattan bankers to enter the building loan field in Brooklyn as they were themselves unable to provide sufficient funds to keep up with the demand. This suggestion was acted upon, and last week at least three of the larger savings bankers of New York City, having reached the 70 per cent. limit of real estate and building mortgage investments, turned to government bonds for the employment of their surplus funds. For the state as a whole there is still a substantial margin of available funds for building loans, the percentage being now about 55, but for the City of New York the quota has been reached by at least a few of the institutions.

As a consequence of this increased interest in government bonds on the part of the savings banks, Liberties advanced sharply, and with the continuation of the high degree of building activity in New York City, it is probable that the interest in government bonds will be sustained for some time.

United Grain Growers Raise Half a Million

From Our Own Correspondent.

MONTREAL.—Half a million dollars of bonds of United Grain Growers have just been sold by Royal Securities Corporation. The issue brings the total of the organization's outstanding 6 per cent. first mortgage bonds due 1940 to $1,186,000. The bonds were offered to investors at 96 to yield 6.40 per cent.

Regarding the U. G. G. it is pointed out that the company, which has with its predecessors been in successful operation for the past seventeen years, controls, by direct ownership or through leasehold, complete elevator facilities and equipment throughout Western Canada for the handling and export of grain, including a 2,500,000 bushel public terminal elevator and a 600,000-bushel private terminal elevator, situated on deep water at Port Arthur, Ont., at the head of the lakes, 370 country elevators and a large number of flour warehouses, coal sheds, annexes and cottages distributed throughout the provinces of Manitoba, Saskatchewan and Alberta.

The company is now one of the largest grain companies operating in Canada, having handled through its country elevators and terminals during the past season, 57,000,000 bushels of grain.

The present issue of $500,000 of 6 per cent. first mortgage bonds is being made in part to refund the cost of elevators, warehouses, cottages, etc., constructed by the company since 1920, and in part to cover a portion of the cost of additional new elevator capacity during the coming season.

MAYOR OPPOSING PLAN OF CITY TO BUY HOTEL BONDS

Financing of Small Hotel Presents Municipal Problem

From Our Own Correspondent

SYDNEY, N.S.—A bitter civic fight has developed at Sydney over a plebiscite held on May 27 to determine whether the city should subscribe $160,000 to a $400,000 bond issue now being floated by the promoters of the New Sydney hotel.

In April, 1919, the Sydney Hotel burned, to the ground. Since then numerous attempts have been made to replace it, but with no success.

About a year ago, a scheme was mooted by which a modern 100-room fireproof structure was to be erected at a cost of $400,000, of which amount $100,000 was to be put in by Besco and the remainder to be subscribed by the citizens. About $200,000 was subscribed locally, but efforts to secure the other $100,000 outside failed and work was stopped after cellar excavation had been completed on the site of the old hotel.

Recently the scheme was revived on the following proposition: The city to take $160,000, the steel company $100,000 and the citizens $140,000. The city council authorized a plebiscite, but that was as far as it go, leaving the decision up to the citizens.

Says Principle Wrong

Mayor James McConnell, himself a $2,000 subscriber to the bond issue, has warned the citizens that the deal is wrong in principle and that they should vote against it. He says the utmost the city should do is to advance $160,000 secured by a first mortgage when the hotel is complete. He also charges that money already collected will be wasted through paying solicitor's fees of $6,300 to one of the promoters, and $7,200 to an architect for tentative plans which have had to be junked.

It is also claimed that representation is inadequate, the city being allotted only one director in a board of 12 for its $160,000, while the old company for its $20,000 subscription gets three directors. These charges are denied by the promoters, who claim that civic patriotism should overlook the disadvantages of the proposition in order to give the city a real hotel.

The financing of hotels in small cities and towns has been a difficult problem in Canada. In recent years promoters have been loath to finance small hotels independently and the business interests have, in some cases, deemed it advisable to erect structures partly at their own expense. In few cases have these been profitable, but the fact that suitable accommodation attracts commercial travelers and other business men has been regarded as offsetting this.

BOND DEALERS' PROGRAM

An extensive program is being prepared for the annual convention of the Canadian Bond Dealers' Association, in Toronto, on June 12 and 13. An interesting review of conditions affecting bond business will be presented and discussed, including analyses of provincial and municipal debts, etc.

UNLISTED BONDS (Montreal Stock Exchange)

	Bid	Asked
Abitibi 6% 1940	..	95½
Alabama 5% 1962	74½	75½
Algoma Steel 5% 1962	..	36½
Belding 5% 1936	86	..
Belgo Can. Paper 6% 1943	93½	95½
Brompton 8% 1941	108	110
Burns, P. & Co. 6½% 1943	98	100
Can. National Rly. 5% 1954	98½	98½
Calgary Brewing 5% 1942	78	..
Can. Steamship Lines 7% 1942	94½	95½
Can. Light & Power 5% 1949	71½	72½
Consumers Glass 6% 1935	85½	88
Can. Steel Foundries 6% 1936	98½	..
Dom. Iron 5% 1939	69½	70½
Dom. Power 5% 1932	91	..
Dom. Textile 6% 1949	100½	..
East Koot. Power 7% 1942	97½	..
Fraser Co. 8% 1941	..	105½
Frontenac Brewery 6% 1951	..	88
G.T.P. 4% 1955	72½	..
G.T.P. Sup. 4% 1955	73	..
Holt, Renfrew 5½% 1937	..	96
H. Smith Paper 7% 1941	..	96
Lake Sup. Paper 6% 1941	104½	..
Laurentide Pow. 5% 1946	95½	97½
Laurentian Pow. 6% 1936	..	97
Maple Leaf Milling 6½% 1943	100	101
Maisonneuve 5% 1954	96½	..
Man. Power 7% 1941	98½	99
Mattagami 7% 1949	22	..
Montreal Pub. Ser. 5% 1942	81½	..
Montreal Pub. Ser. 6½% 1924	..	99
Montreal Steel Works 6% 1940	99	..
Province of Ontario 5% 1948	98	98½
Nor. Ont. Power 6% 1931	92½	94
N.S. Steel 6% Deb.	..	73½
Ottawa Gas 6% 1939	100	..
Ottawa Gas 5% 1934	..	99
Ontario Pulp, 6%, 1931	105	..
Price Bros. 6% 1943	..	99
Paton Mfg. Co. 6% 1953	..	94½
Provincial Paper 6% 1940	..	100
Porto Rico Rly. 5% 1962	..	64½
Quebec Jacques 5% 1931	86½	..
Shaw. Cotton 6% 1949	..	78
Shawinigan 5% 1934	101	102½
Shawinigan 5½% 1950	102	..
Shawinigan 6% 1950	103½	..
South Canada Power 6% 1948	..	101½
Spanish River 8% 1941	..	105½
St. Maurice Power 6½% 1953	104½	105½
Toronto Power 5% 1924	99	..
Wabasso Cotton 7% 1942	..	96
Windsor Hotel 6½% 1943	100½	..
West. Koot. Power 6% 1943	99½	..
West. Power 5% 1949	87	..
West. Power 7% 1926 debs.	98	..
Winn. Electric 6% 1943	..	92½
Chicoutimi Pulp 6% 1943	..	69
West. Que. Power 6½% 1931	103	105

Not Undignified to Work for a Living

"The fibre, stability and soundness of industrial life depends on establishing the dignity of labor, not as a copy-book maxim, but as a national habit of mind," declared Senator Capper, of Kansas, recently, in emphasizing the fact that industries clamor for trained workers, while the schools continue to turn out thousands of young men and women only fitted for already overcrowded professions.

This trend in the U. S. toward "white collar" jobs, which the Kansas senator scores, has been noted for some time in Canada, says Canadian Machinery, and therefore, the views of Canadian executives, as to whether or not Canada has an overproduction of "white collar" workers, which may adversely affect the stability of industry in the future by destroying the dignity of labor as a national habit of mind, are of interest.

H. G. Welsford, assistant general manager of the Dominion Engineering Works at Lachine, in analyzing the question in a general way from the result of observations in his own industry, says:

"A vocational training, which teaches a man to properly use his hands, is a very good thing for every youth to have, irrespective of whether he has need of it in his future profession or not. In the metal working industry such a training is, however, probably of even more importance, and this is being attempted to a certain extent in some of our schools and universities.

"This training is, of course, like every schooling, only a very rough grounding, but it has a very good influence in that it creates a feeling that there is no disgrace in any man doing manual labor and making his living by it if need be. In taking on young men from the universities who have graduated in any of the mechanical arts the Dominion Engineering Works usually recommends to them that, for their future good, they spend from two to three years working in the shops as ordinary workmen.

"There is seldom any difficulty in persuading them to do this, in fact, some of them at the end of that time prefer to remain in the shops to going into the office or engineering end of the business. Such men, owing to their better mental training, are among the best workmen in the shops.

"I do not personally think there can be any over-production of men with university training as long as such men are properly trained to do manual work and do not consider it undignified for them to do it for a living."

Bond Trial Put Over Until Fall Assizes

At the preliminary hearing of the charges against Aemilius Jarvis Sr., Aemilius Jarvis Jr. and Harry Peppall in connection with alleged bond transactions with Hon. Peter Smith, former treasurer of the province of Ontario, Magistrate Jones committed the accused for trial at the fall assizes. Evidence was produced purporting to show that bonds purchased by Aemilius Jarvis Sr. were deposited with Brown Bros., a New York firm, and later transferred to Andrew H. Peppall, maturing coupons on the same bonds being later deposited to the credit of Hon. Peter Smith and his wife at Stratford.

Western Bond Dealers Meeting With Success

The growth of the investment business in British Columbia is evidenced by the development of bond houses in the province. This was emphasized at the annual meeting of the Vancouver Bond Dealers' Association recently. During the past year dealers in the coast province have been active in purchasing local municipal issues and disposing of them to residents of the province. They disposed of blocks of the Dominion of Canada, C. N. R. and C. P. R. issues.

For the coming year Major N. E. O'Brian, of Gillespie, Hart & Todd, Ltd., has been elected president, and Major A. E. Jukes, of Waghorn, Gwynn & Co., Ltd., honorary secretary-treasurer of the association.

W. H. R. JARVIS IN NEW POSITION

W. H. R. Jarvis, who has been the London, Eng., manager for Aemilius Jarvis & Co., Ltd., for the past year, and prior to that time, joint manager of their New York office for over two years, returned to Canada within the past few days. Mr. Jarvis is now associated with Messrs. Cochran Hay & Co., Ltd., 308 Dominion Bank Building, Toronto, and will have charge of the firm's business in the New York, and London, Eng., markets.

BOND MOVEMENTS OF THE WEEK

Week Ending May 27.

BONDS	Int. Rate	Due Year	Yield	Range 1923 High	Range 1923 Low	Range 1924 High	Range 1924 Low	Latest Price Ask	Latest Price Bid	High	Low
Canada Cement	6	1929	6.00	103½	100	103½	100	—	100	100	—
Can. Locomotive	6	1951	6.19	99	96	99	96	97½	—	97½	—
Cedar Rapids	5	1953	5.03	98½	93	99¾	95	100	98¾	99¾	97½
Quebec Rly.	5	1939	6.67	83½	68	84	80	84	83½	84	83½
Wayagamack	6	1951	8.05	86¾	75	80¾	74⅞	77	—	77½	—
Winnipeg, Elec.	5	1935	6.49	94½	86½	88¼	85¾	88¼	—	88	—
War Loan	5	1925	4.63	100.95	99.10	101.15	100.15	100.80	100.70	100.65	100.50
Do.	5	1931	4.89	101.80	99.80	101.90	100.15	100.80	100.70	100.70	100.50
Do.	5	1937	4.74	103.30	102.00	103.30	102.20	102.35	102.25	102.50	102.25
Victory	5½	1924	4.47	101.65	99.80	100.90	100.05	100.60	100.50	100.45	100.30
Do.	5½	1927	4.77	103.50	101.60	103.15	102.15	102.55	102.40	102.40	102.20
Do.	5½	1933	4.90	106.70	104.15	106.65	104.30	104.50	104.40	104.55	104.30
Do.	5½	1934	5.16	103.90	101.30	103.30	102.20	102.65	102.55	102.85	102.50
Do.	5½	1937	4.83	108.45	106.25	108.17	106.45	106.50	106.40	106.60	106.45
Do., Renewal	5½	1927	5.02	102.80	100.75	101.80	101.00	101.70	101.50	101.60	101.40
Do., Renewal	5½	1932	5.14	103.15	100.80	102.75	101.35	102.35	102.25	102.50	102.10
Do., Refund	5	1928	5.00	99.70	98.80	100.50	99.40	100.20	100.05	100.05	100.00
Do., Refund	5	1943	4.99	99.25	97.90	100.35	99.00	100.15	100.05	100.35	100.05

City of Toronto
5% and 6% Bonds
due 1933-1952
Prices to yield 5.13% to 5.35%, depending on coupon rate and maturity.
Matthews & Company Limited.
255 Bay Street. TORONTO

FOUNDED HB 1883
Three June Investments
We Recommend — To Yield
MONTREAL TRAM. & POWER COMPANY 6% Collateral Trust Gold Bonds - - Due March, 1929. 6.12%
TORONTO CARPET MFG. CO. 6% First Mortgage Bonds - - Due March, 1944 6.20%
HOWARD SMITH PAPER MILLS 7% First Ref. Mortgage Bonds - - Due January, 1941 7.20%
Indicate the Bond in which you are interested. Mail the advertisement to us with your name and complete information will be gladly furnished.
HANSON BROS.
Investment Securities
160 St. James St. Montreal — 63 Sparks St. Ottawa

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Government Municipal Bonds
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has a complete Statistical Bureau. Write us for information.
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Members Montreal Mining Exchange
136 St. James Street, MONTREAL

BURNETT PORTEOUS & COMPANY
Members Montreal Stock Exchange
17 St. John St.
MONTREAL

GOVERNMENT and MUNICIPAL BONDS
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Send for particulars of attractive issues.
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GOVERNMENT & MUNICIPAL BONDS
14 KING ST. E TORONTO.

Penny Wise and Pound Foolish

A great many individuals use extreme caution and excellent judgment in their regular business and home life and, with care, manage to save. When it comes, however, to investing the fruits of their earnings too often they do not seek the advice of a reliable and experienced investment house.

Write us for particulars of our service and for a copy of our monthly booklet "Investment Securities," the June issue of which is now ready.

The National City Company
Limited

112 St. James Street MONTREAL | 111 Mountain Hill QUEBEC | 14 Central Chambers OTTAWA | 10 King Street East TORONTO

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Lt.-Col. Herbert Molson, C.M.G., M.C. — Fred W. Molson — Sir Augustus Nanton
Edson L. Pease — W. N. Tilley, K.C. — Hon. J. M. Wilson

P. Lyall & Sons Construction Company, Limited

PROFIT AND LOSS ACCOUNT
As at March 31st, 1924

EARNINGS:—		
After deducting Rent, Insurance, Taxes, General Expense, etc....		$210,698.09
APPROPRIATED AS FOLLOWS:—		
Bond Interest to end of Fiscal Year..................	$43,260.00	
Preferred Dividends to end of Fiscal Year............	91,000.00	
Appropriation for Sinking Fund Bond Redemption.....	67,200.00	
		201,460.00
		9,238.09
Amount at Credit of Profit and Loss—Year ending March 31st, 1923..		349,331.53
Surplus.................................		$358,569.62

Audited and Verified:—WRIGHT & KINGAN,
Per Gordon B. Kingan, C.A., Auditors.

FINANCIAL STATEMENT, as at March 31st, 1924

ASSETS

Plant:—Montreal, Ottawa, Esquimalt, Thorold...........		$503,640.36	
Government Plant—Welland Canal..	$1,186,623.88		
Less Amortized	626,182.77		
		560,441.11	
Buildings:—Montreal		148,252.74	
Real Estate:—		776,370.84	
			$1,988,705.05
Patent Rights, Goodwill, etc.			1,783,509.89
Dominion Government Bonds and other Securities............			227,604.59
Stocks on Hand			49,517.74
Work in Progress			674,703.55
Deposits on Contracts			1,012,921.15
Accounts Receivable			512,424.74
Miscellaneous Assets			180,325.02
			$6,429,711.73

LIABILITIES

Capital Stock:—			
Seven Per Cent. Cumulative Preferred:			
Authorized 15,000 Shares of $100.00 each........		$1,500,000.00	
Issued			$1,300,000.00
Common:—			
Authorized 17,500 Shares of $100.00 each............		1,750,000.00	
Issued			1,750,000.00
Six Per Cent. First Mortgage, Twenty-Year Gold Bonds:—			
Authorized and Issued		1,250,000.00	
Less Bonds retired		561,900.00	
			688,100.00
Open Accounts Payable		242,929.83	
Accrued Wages to end of Fiscal Year..................		948.00	
Sub-contractors' balances and drawbacks..............		249,575.74	
			493,453.57
Bills Payable			4,000.00
Accrued Interest on Bonds to end of Fiscal Year.........			6,881.00
Accrued Dividends—Preferred Stock to end of Fiscal Year			15,166.66
Bank Loans—Less Cash on Hand			1,251,640.88
Appropriation for Sinking Fund Bond Redemption.......			561,900.00
ADD:—			
Earnings as per Profit and Loss Statement.........		210,698.09	
LESS:—			
Bond Interest	$43,260.00		
Preferred Dividends	91,000.00		
Appropriation for Sinking Fund	67,200.00		
		201,460.00	
		9,238.09	
ADD:—			
Amount at Credit of Profit and Loss—March 31st, 1923		349,331.53	
			358,569.62
			$6,429,711.73

Audited and found in accordance with the books and vouchers of the Company. The Stocks in Trade have been inventoried and certified to by the proper Officers. We have examined the Stocks and Securities. All our requirements as Auditors have been complied with.

Approved:
William Lyall,
H. W. Beauclerk,
Directors.

WRIGHT & KINGAN,
Per Gordon B. Kingan, C.A.,
Auditors.

DIRECTORS' REPORT TO THE SHAREHOLDERS

Montreal, May 12th, 1924.

GENTLEMEN:—

Your Directors beg to submit the 12th Annual Statement of your Company for the year ending March 31st, 1924.

The report shows that after deducting all fixed charges the gross earnings were $210,698.09, from which the following amounts have been appropriated. Bond Interest $43,260.00, Preferred Dividends $91,000.00, and Sinking Fund Bond redemption $67,200.00, leaving a balance of $9,238.09 to be carried forward to Profit and Loss—the Surplus Account now standing at $358,569.62.

The past year has been a most trying one for your Company. A "strike" of the steam shovel men on the whole Welland Canal caused unforeseen delay and expense.

In June, 1923, higher rates of wages and shorter hours than those originally figured on were enforced on all the contractors, which entailed additional cost for the past year.

While excavating rock on Section 4 in accordance with the contract, one of the plants in close proximity to the Canal was compelled to shut down owing to vibrations caused by blasting. As a consequence, a permanent injunction against your Company was issued by the Courts, restraining it from prosecuting the work.

Owing to these circumstances our report is not as satisfactory as expected. We are pleased to say, however, that the injunction is about to be removed, and feel that favourable consideration of the wage question will be given.

The other contracts which your Company has in hand are progressing satisfactorily.

Submitted on behalf of the Directors.
WILLIAM LYALL, President.

CIVIC AND PROVINCIAL FINANCE

ARE INCREASES IN RATES NEEDED TO MEET ALL CHARGES?

Announcement of Commission Raises Storm of Protest

Have Hydro users been securing power and service at less than cost? This is the question raised by the announcement of the Provincial Hydro Commission that the rates in many municipalities will be increased. Does the present announcement indicate that further increases may be necessary in future years to carry the projects through, pay all operating charges, provide for replacements, meet interest charges on the capital invested and provide reasonably safe sinking funds, is another question being asked.

At least the announcement has aroused strenuous protests from the municipalities affected, which indicates clearly that the increase was not expected. The explanation of Sir Adam Beck that the changes merely mean a readjustment of the rates to secure a larger share from the small user and less from the large user, have not been regarded as satisfactory. In Toronto, it is pointed out, consumers paying the maximum floor charge will pay about $100,000 less, while the smaller consumers will increase their payments by approximately $300,000, the net result being that the Hydro will benefit to the extent of $200,000. In Ottawa consumers will have to pay about $80,000 additional. In view of this a protest has been sent to the Commission by the City Council.

Some shrewd financiers, who have been watching the development of the whole system, have complained that all necessary charges have not been made against the system since its inception and pointed out that these will have to be met sooner or later by the consumers of the electric energy of the system or the taxpayers of the province at large. Large investors in Hydro and Ontario bonds have shown concern over the evident shortages in the sinking funds of the system. On October 31, 1923, the total direct liabilities of the Province of Ontario were $303,391,292. Of this amount no less than $126,800,195 was invested in the Hydro Electric Commission. In addition the province guaranteed bonds of the Commission totalling $42,556,837.

In 1923 the total sinking funds of the province were $9,100,655. The average maturity of the bonds outstanding was 14½ years hence. To retire the whole debt at maturity, allowing 4½ per cent. interest on the sinking fund investments, would have necessitated $44,870,333 in a sinking fund at that time. Thus the sinking fund was short over thirty-five millions to provide for redemption of the debt at maturity. Of the $9,100,655 in the sinking fund, less than $2,000,000 was on account of the Hydro debt, which is over half of the entire debt. This, financial men point out, indicates a large shortage on account of sinking funds alone.

The Hydro has been going through a period of rapid expansion and tremendous capital expenditures. It is only when these have been completed, precluding any possibility of placing current expenditures in capital account, and a clear-cut statement is issued, showing adequate provision for all charges, that consumers can determine the exact and ultimate cost of the power they use.

MORE SMALL CITIES, FEWER LARGE ONES

That is Opinion of Henry Ford as to the Modern Trend of Industry

Reference was made in these columns recently to the process of decentralization which seems to be taking place in American manufacturing industries. An interesting example of this movement is seen in the operations of the Ford Motor Company on some of the smaller rivers of Michigan. Along the Rouge River, for example, nine dam sites have been chosen where factory units will be constructed. Four of these have already been built, and others are in course of construction.

When the new plants are completed it is the intention of the company to distribute factory employees in small communities along the river where they will be sufficiently close to their farms to do 25 days' work a year which, according to Mr. Ford, is all that is necessary to raise crops.

In addition to solving the employment situation a distribution of the companies' operations such as is under way will enable all the plants to be run on the small amount of power which is available from the rivers. In this way the plants rather than the power is distributed and, according to Mr. Ford, "streams are better transmission lines than wires." It is the belief of the motor car magnate that in the future there will be a great many more small cities and fewer large ones.

Manitoba's Economic Position Improving

WINNIPEG.—The increasing diversity of Manitoba's farm production is emphasized by the invitation to the World Poultry Congress to meet in Winnipeg in 1927.

The debt of Manitoba, provincial, municipal and personal, is large, and every financial institution represented in the province is deeply interested in the change which is taking place at the present time. Cattle, hogs, sheep, poultry, bees, etc., are being kept to a steadily increasing extent on prairie farms; more trees and shrubs are being planted, and the conditions of life greatly changed for the better.

SEVEN RURAL CREDIT SOCIETIES WOUND UP

Have Been Taken Over by the Manitoba Government Under Recent Legislation

WINNIPEG.—Seven rural credit societies in Roblin constituency, which are deemed by the provincial government unable to provide for the repayment of moneys advanced, have been taken over by John Wylie, supervisor of rural credit societies, who has been officially appointed by the lieutenant-governor-in-council as administrator of these institutions at Roblin, Makaroff, Hillsburg, Hillcrest, Silverwood, Merridale and Grand Rapids. The indebtedness of these societies to the Manitoba government, in loans under provisions of the act, totals approximately $330,000.

Provision was made at the last session of the Manitoba legislature for the appointment of administrators under the Rural Credits act, when the following amendment, which now stands on the statute books as section 47 (1) of the act, was passed:

"Whenever the lieutenant-governor-in-council has reason to believe, and does believe, that a society is unable to provide for the repayment of moneys advanced to it by or on behalf of the province and that it is advisable and necessary in the best interests of the society that the affairs of the society be conducted by an administrator, then an order-in-council may be passed appointing a fit and proper person (who may be the supervisor)to be and act as such administrator for the said purposes; and from and after the date of publication of a notice in the Manitoba Gazette of any such action as aforesaid the then existing directors of the society and all officers thereof shall be deemed to be retired from office and be no longer qualified to act for or on behalf of the society or to exercise any of the functions, powers and authority vested in them or any of them by this act."

Many of those who obtained loans from these societies under the Rural Credits act have left the district and some no longer reside in the province, while others have left the Dominion, it is learned.

USING COKE TO OUST U.S. COAL

SYDNEY.—Another notable forward step in Besco's fight to replace American anthracite with Sydney coke in the Maritime market was made this week when the S. S. Coban cleared for Halifax with a full cargo of domestic coke for S. Cunard & Sons. This was the first attempt to ship bulk coke by water, as coal is shipped.

Tenders and By-Laws

TENDERS WANTED

May 31, County of Brant.—$55,000, 5%, debentures. A. E. Watts, County Treasurer, Brantford.

June 10, Sioux Lookout.—$20,000, 6%, 10-ins. debentures. J. E. Cole, Town Clerk.

June 7, New Glasgow.—$18,000, 5%, 20-yr. debentures. James Roy, Clerk.

June 4, Grey, R. M.—$5,000. 5½%, 30-ins. debentures. O. J. Soole, Sec.-Treas., Elm Creek, Man.

June 2, Township of Barton.—$25,527, 5½%, 10 and 20-yr. debentures. Reeve, Court House, Hamilton. (See announcement on page 16.)

June 3, Windsor, R. C. Separate School Board.—$275,000. 5½%, 30-yr. debentures. D. Gourd, Secretary, 616 Pierre Ave., Windsor, Ont. (See announcement on page 16.)

June 6, Portage la Prairie, Man.—$20,000, 6%, 20-ins, debentures. A. E. Ireland, Sec.-Treas. (See announcement on page 16.)

June 2, St. Jerome, Que.—$800,000, 5½%, 30-yr. school bonds. C. Niau, Sec.-Treasurer.

June 17, Peterborough County.—$20,000, 5½%, 20-ins. bridge debentures. E. M. Elliott, County Clerk.

SASKATCHEWAN

Authorizations Granted by the Local Government Board from May 9 to May 16, 1924.

Schools.—Leicester, $2,500; Fair Valley, $3,900; Steadfast, $3,500; Ranch, $850; Banks, $5,000; Mantario, $4,500; **Telephones.**—Good Luck, $1,500; Davin, $800; Cudworth, $2,000.

Debentures Reported Sold

Manitou Plains, $2,500, 15 yrs., 7 per cent., Waterman-Waterbury, Mfg. Co. Sunlight, $2,000, 10 yrs., 6¼ per cent., Regina P. S. Sinking Funds. Olympic, $4,000, 15 yrs., 6¾ per cent., C. C. Cross & Co., Regina.

TAX RATES FOR 1924

Paris	24	mills
Hanover	52	"
Niagara Falls, Ont.	52	"
Campbellford	41	"
Palmerston	55	"
Brandon	39	"
St. John	30.4	"

CLAIMS PROPERTY SHOULD PAY FOR STREET RAILWAY

London Alderman Points to Increased Values of Land

H. B. Ashplant, city auditor, London, wants that city to consider paying for the street railway, if it takes it over out of taxes and not out of fares. His claim is based on the following reasoning. Every property owner on the line or in the neighborhood of any street railway line secures his unearned increment in values which accrue from street railway facilities to his properties. Rents are advanced and the sale price of properties when transferred go into the pockets of the property owners whether they ride the cars or not. Hence the justice of placing fixed charges for interest and sinking fund on capital expenditures on this general property rate, irrespective of such owners using the cars or not, can readily be seen.

"In the second instance," Mr. Ashplant said further, "the objective in regard to fares should be the lowest possible rate for transportation of the general public to and from the outlying industrial sections. It is a great advantage to factory operatives as well as to factory owners to have the freest and cheapest possible facilities for transportation to and from those industries. The horse sense side of this phase of street railway financing, of course, cannot come to the front under private ownership because there is no way with private corporations of assessing capital charges over properties that receive benefit, they must soak the general traveling public for the full cost, which is wholly inequitable."

Municipal Notes

Sydney Rate Unchanged

SYDNEY.—After much anxious consideration, the city council has been able to hold the 1924 tax rate down to the 1923 level of 35 mills. This has been accomplished mainly by close paring of estimated expenditures, the abolition of some unnecessary offices, and the merging of others. The estimated expenditures for 1924 total $713,086.

Winnipeg Levy Down

Manitoba's levy on provincial municipalities for 1924 has been fixed by the commissioner at $1,900,129, the same as last year. Two years ago it was $2,186,194. There are 174 municipalities in the province, all of which must contribute on the basis of the equalized assessment. In 1923 Winnipeg paid $643,993, about one-third of the whole. This year the levy on the city will be cut by an amount estimated to be in the neighborhood of $90,000.

Postpone Decision

West Kildonan has rejected, for the present, two offers to supply it with domestic light and heat. The contract of the Winnipeg Electric Railway company, giving it a monopoly, expires this fall. The company submitted a tender to supply light and heat exclusively for five years at Winnipeg rates, and the Winnipeg Hydro made a similar offer without monopoly. At a meeting of the ratepayers it was agreed to leave the matter over until the fall.

Reject School Proposal

A formal request made by the Stratford Board of Education to the city council for the issuing of $250,000 of debentures for a vocational school was refused at a regular session. Some members of the board felt that the action placed the Board of Education in a difficult situation, but others pointed out that votes were taken before such sums were granted for local improvements and other purposes. A motion was passed to strike a committee to come to an arrangement on the matter was passed, but the personnel was not chosen.

Increases Improvement Tax

A difference of opinion has been expressed in Victoria in fixing the tax levy for 1924. Discussion has centred around the question of how much improvements should be taxed. They are at present taxed up to 33 1/3 per cent. The Chamber of Commerce and Real Estate Board have favored an advance to 50 per cent., the maximum permissible at law, which would result in the tax rate, instead of being 43.91 mills on the present taxable assessments, being set at 39.4 mills. On a basis of forty per cent. of the assessed value of improvements the rate would be 41.99 mills.

Hamilton Hydro Report

The report of the city of Hamilton's Hydro operation for 1923 shows a surplus of $16,878. The cost of electrical energy totaled $536,174, transmission and transformation $28,362, the operation and maintenance of the distribution system $16,577, street lighting $12,111, the Barton township operation $5,163. The sale of energy produced $857,232, and miscellaneous revenue amounted to $22,766. The total revenue is $879,998, the total expenditure is $706,765, leaving a gross profit of $173,233, distributed as follows: sinking fund $20,257, debenture principal $31,929, interest $81,055, depreciation $23,114, net operating profit $16,878.

The capital account shows $1,770,000 debentures issued, $53,027 redeemed; value of land to be $192,283, building $240,088, transmission system $132,671, and plant $154,531, overhead distribution system $528,419, underground distribution system, $285,808, meters $311,433, municipal street lighting $103,845.

FIXED ASSESSMENT OF PARIS

The Brant County Council has encountered much difficulty in fixing the assessment of the town of Paris and Brantford Township. In 1919 the Paris assessment stood at $2,497,304 and in 1923 it had risen to $2,724,422. Since then the population has decreased, according to representatives of the town. Besides, they claimed, the town had many calls for expenditure such as fire brigade, hospital, etc., which rendered service to people living in other parts of the County.

On the Paris assessment a motion was finally passed fixing the sum at $2,400,000 and 1 mill on roads and bridges, that is an increase of $600,000 in assessment and a half mill on roads and bridges, being a total increased cost to Paris annually of between $4,000 to $5,000.

A discussion to place the assessments of townships on a higher basis met with objections from Brantford Township on the ground that the Township was already assessed higher than the others.

Hon. John Hart Retires to Engage in Business

It is announced at Victoria that Hon. John Hart, minister of finance and member of the Legislature of British Columbia since 1917, has resigned and will retire to private life. It is known that Mr. Hart desired to retire some time ago on account of business reasons, but has deferred doing so. The retiring minister has been head of the finance department at a time when increased expenditures have been forced on all governments, and his absence will be felt. He is a partner in the financial firm of Gillespie, Hart and Todd, and it is understood he will actively manage the Vancouver branch of the business.

WEEKLY RECORD OF GOVERNMENT AND MUNICIPAL BOND SALES.

Date—	Place—	Sold To—	Rate	Term	Amount	Price	Basis
May 26	Hamilton	A. E. Ames & Co., Toronto	5%	20-ins	$1,392,879	97.539	5.29
May 27	Kingston	A. E. Ames & Co., Toronto	5%	10-yr.	108,000	97.62	..
May	S. Lambert, Que.	A. E. Ames & Co., Toronto	5½%	28½-yr.	100,000	98.50	5.60
May 19	Aylmer, Que.	Dominion Securities Corp., Toronto	5½%	40-yr.	57,600	..	..
May	La Tuque, Que.	Bray, Caron & Dube	6%	5-yr.	65,000	99.63	5.59
May 16	Saskatchewan Schools	Various	..	..	8,500	..	..
May 26	Smiths Falls	A. E. Ames & Co., Toronto	5½%	30-ins	118,000	99.5305	.
May 26	Three Rivers	Versailles, Vidricaire, Boulais	5½%	20 & 30-yr.	390,000	99.21	..
May 26	Thorold	C. H. Burgess & Co., Toronto	5½&6%	15-yr.	$34,154	101.86	..
	PROVINCIAL						
May 26	Manitoba	Rutter & Co.; Redmond & Co., and Paine, Webber & Co.	5%	20-yr.	2,600,000	97.07	..

We deal in—

C.P.R. 5's — 1934
Bell Telephone 5's — 1925
Belgo Paper 6's 1943
Belgo Paper 7% Pref. Shares
Quebec Power 6's 1953
St. Maurice Power 6½'s — 1953
Wayagamack 6's 1951
Montreal Tram-Power 6's — 1929
Windsor Hotel 6½'s — 1943

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Montreal:- 160, St. James St.
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GUARANTEED
First Mortgage Bond
7%
plus generous Bonus of Common Stock

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Full particulars will be gladly furnished on request. Write to-day.

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GOVERNMENT, MUNICIPAL, AND RAILWAY BONDS
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We are prepared to assist you in securing the capital you require to make any good proposition successful, either by loan, partnership, syndicate, incorporation or otherwise.
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THE MONARCH LIFE
IS A
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Offices: Toronto, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Vancouver, Victoria.

MAKING LIFE INSURANCE EASY TO CARRY

To make it as easy as possible for those "bearing the burden in the heat of the day" to carry life insurance adequate to their needs—that is the motive of the Mutual of Canada. The company issues annual dividend policies so that the refunds are available year by year to reduce the premiums, or the dividends may be accumulated at interest until, being added to the reserve, the policy becomes paid up or matures. As the company is operated on the mutual principle, the dividends are as liberal as possible, every dollar of surplus being used to lighten the burden of protection. In other words, we aim "to provide the largest amount of genuine life insurance for the smallest possible outlay." This year our dividends have been again increased, and the cost of insurance correspondingly reduced. Our method is economical, equitable and democratic, securing "maximum benefits at a minimum cost."

Assets $59,727,388—31/12/23—Assurances $269,982,566.

THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA
WATERLOO - - ONTARIO

The Independent Order of Foresters
Organized 1874
TOTAL BENEFITS
Paid to Members and their Beneficiaries
$81,000,000.00
Policies Issued from $1,000 to $5,000

G. E. BAILEY, Secretary — W. H. HUNTER, President — G. R. COTTRELLE, Treasurer

"If by reason of strength—"

You may outlive the risk of leaving your family unprotected, yet **live too long**. If a **sure** income has not been provided for your later, unproductive years the prospect is not alluring.

A Sun Life long-term endowment will cover both risks. You protect those dear to you while saving **safely** for old age.

You can rest assured

SUN LIFE ASSURANCE COMPANY OF CANADA
Head Office: MONTREAL

Canada Permanent Mortgage Corporation
QUARTERLY DIVIDEND

NOTICE IS HEREBY GIVEN that a Dividend of THREE PER CENT. for the current quarter, being at the rate of

TWELVE PER CENT. PER ANNUM

on the paid-up Capital Stock of the Corporation, has been declared, and that the same will be payable

WEDNESDAY, THE SECOND DAY OF JULY

next, to Shareholders of record at the close of business on the Fourteenth day of June.

By order of the Board.
WALTER F. WATKINS, Secretary.

Toronto, May 21st, 1924.

A Financial Secretary

ONE of undoubted financial responsibility and experience is ready to be of service to you. A secretary who will not only undertake the safe custody of your securities but will collect your dividends, your interest-coupons, rents and other maturing obligations as they become due; apply the proceeds as you may direct; submit periodical statements of all transactions, and generally look after your financial affairs in a manner in which no private secretary could be expected to do. The charge for such service is small, and ensures prompt attention to your affairs at all times.

We invite your inquiries and solicit your patronage.

THE CANADA PERMANENT TRUST CO
Paid-up Capital One Million Dollars
Toronto Street, Toronto.
Manager Ontario Branch - A. E. HESSIN

Need of Rain Slowing Up Growth of Crops

From Our Own Correspondent.

LETHBRIDGE, ALTA.—Crop conditions in Southern Alberta continue favorable although a soaking general rain is needed. Grain, now showing thickly over early-sown fields, is not suffering but more rapid growth would be registered after a good rain. Seeding is completed, the acreage being roughly the same as last year. More corn and flax will be raised. Grasshoppers have appeared in Grassy Lake, Barnwell, Neidpath, Retlaw and Milk River districts, but farmers are coping with them with poisoned bait. The situation is not viewed seriously by government experts. Irrigation farmers are busy applying water to their hay lands.

Tax on Grain Futures Goes to Privy Council

WINNIPEG.—Manitoba will submit the question of the rights of the province to impose a special tax on the sale of grain for future delivery to the Privy Council. This tax was imposed in an effort to balance the budget. Justice Duff stated that if the law was amended it would be possible for the province to apply the levy with certain limitations. It has, however, been decided by the attorney-general of the province and the other legal men in the service of the province that they will not proceed in this manner, but that appeal will be made directly to the Privy Council. The legislation was attacked on the ground that it was indirect taxation.

Lewis' Wage Contract Has Closed 1,600 Mines

CALGARY.—In the light of the fact that Alberta coal miners are now striking for an agreement similar to that adopted by the miners and operators of the U. S., it is to be noted that the stabilization of the industry predicted by President John Lewis, of the United Mine Workers of America, when he negotiated the three-year contract on the war-time basis of wages, March last, has not materialized. On the contrary, the contract seems to have been the signal for the closing down of many mines which saw no possibility of continuing under the conditions imposed by it. Originally regarded as no more than the normal spring shut-down resulting from the falling off of winter trade, lack of business and consequent unemployment have spread until they embrace over 1,600 mines and 160,000 men wholly idle, and over 2,500 mines ordinarily employing 350,000 men working half time or less.

INSURANCE FOR BUYER AND SELLER

POLICY IN FORCE ONLY WHEN IT IS FULLY ACCEPTED

Court Holds That Approval of Required Officer Necessary

That a life insurance application must be received at the head office of the company and accepted as such before the applicant dies, to place the company on the risk, is made clear by the decision of the appellate division of the Ontario Supreme Court, in the case of Robinson versus the London Life Insurance Company.

The facts of the case were as follows:

On February 3, Robinson called on the agent of the London Life, signed an application for a policy calling for a quarterly premium of $8.62, was examined by the doctor, paid $5 for which he received a receipt, and gave a note for $3.62—the balance of the first quarterly premium.

On the following day, February 4, the agent mailed the application, the $5 and the note, but not the medical examination, to the head office of the company, and the papers reached there on February 5.

On February 6 the company returned the application and note to the agent at Preston, calling his attention to the fact that Robinson's occupation as given in the application was hazardous and called for a higher premium, and asking the agent to have the necessary changes made and initialed by Robinson.

On February 8 the agent wrote Robinson explaining the alterations which the agent had made in the application and note, and on February 10 the medical examination reached the head office of the company at London.

On February 24 Robinson sent his wife to the agent with the application and note properly initialed. She, however, paid the amount of the note $4.77—and received a receipt for the same, being assured by the agent that a policy would issue and that a receipt was as good as the policy. On the same day the agent sent the amended application with the $4.37 to the head office and returned the note to Robinson.

On February 26 the amended application arrived at the head office; the medical report was approved by the medical referee on February 27, and a policy was written and put on the list for mailing on the following day, which would be February 28, but the policy was not signed nor sealed.

In the meantime, however, Robinson had died February 25; the widow notified the agent on February 27; the agent wrote the head office, and his letter actually arrived in time to prevent the policy being mailed.

Then the widow claimed the insurance, on the ground that the policy was in force, but the decision of the Appellate Court was against her, on the ground that the contract of insurance had never been completed by a tender of the policy on the part of the company and its acceptance by Robinson.

In giving judgment the court said:

"The first application was a proposal for insurance at a certain rate. This the company refused to accept, so what subsequently happened may be regarded as a counter proposal, and the amended application is a new application or proposal and was not accepted by the company before Robinson's death. According to the company's by-laws, the manager, assistant-manager, and acting-manager are the only officers empowered to bind the company by an insurance contract, and they can do so only after the application has been approved by that officer. Until then, no one had power to bind the company by an insurance contract and, Robinson having died two days previous to such approval, it was impossible for a contract to have existed."

CELEBRATE OPENING OF NEW HEAD OFFICE

Metropolitan Life Has Over Hundred Millions in Canadian Investments

A dinner given by the Metropolitan Life Insurance Company at the Chateau Laurier, Ottawa, to commemorate officially the opening of the new Canadian head office, was attended by many well-known men. The speakers were Haley Fiske, president of the company; Rt. Hon. Arthur Meighen, Justice Mignault of the Supreme Court of Canada, T. L. Church, M.P., Dr. L. K. Frankel, 2nd vice-president and A. F. C. Fiske, 3rd vice-president.

Commenting on the company's business, President Fiske said that nearly one in every five persons in the United States and Canada was a Metropolitan policy holder. In Montreal every third man, woman and child was insured. The company had $532,000,000 of insurance in Canada. The next largest company was well under $400,000,000. Two million policies were issued in Canada with 1,400,000 of Canadians insured in the company. Every seventh person in Canada was a Metropolitan Life policy holder.

The Metropolitan Life owed its success in large measure to the fact that it tried to fall in and keep in line with public sentiment, and generally to precede it. All the money secured by the company in Canada stayed in Canada. The company left in Canada $50,000,000 more than it ever collected. All its investments in Canada were in Canadian securities. They amounted to $111,000,000, of which $77,000,000 were in government, federal, provincial and municipal securities.

Insurance Sales Still Ahead of 1923 Figures

The volume of life insurance sales in Canada continue to keep ahead of the figures for the corresponding period of 1923. For the first four months of the year the increase was 16 per cent., Nova Scotia being the only province to record a decrease, according to the Life Insurance Sales Research Bureau. While the sales in April showed a drop from those in March they were ahead of the total for April, 1923.

The improvement in business has been general in the large cities and is taken to indicate that people are gaining a still further appreciation of the benefits of life insurance.

FIRE RATES HAVE REMAINED AT LOW LEVEL FOR YEARS

Unfavorable Conditions Forcing Consideration of Higher Premiums

Reports that premium rates on fire insurance are facing substantial adjustments upwards have met with expressions of criticism from large property holders in some districts. Coming at a time when the natural tendency of prices is downward it is only natural that some, who are unfamiliar with actual conditions, should oppose higher rates. While it is admitted that the losses on some classes of property have been low in comparison with the total of premiums received by the companies, such instances are the exception. A survey of the field shows clearly that many companies have suffered heavy losses and the average results have left little return for capital employed. With losses running around 65 per cent. of the premiums and expenses at 35 per cent. the margin of profit is practically eliminated.

Injustices, which were occasionally complained of in former years, have been reduced by changes in the basis of classification. Moreover the rates in effect last year appear surprisingly low when the history of the past decade is reviewed. As is pointed out by the Western Canada Insurance Club, the average rate in 1913 was 1.21 per $100 of insurance, while in 1923 it was only 1.06, a decrease of 13 per cent. This is in striking contrast with the situation in regard to other factors in the business such as expenses, losses, etc.

Absorbed Increases

A chart compiled by the National Fire Insurance Company of Hartford covering the United States situation may be applied with fairness to Canadian conditions. In connection with this the company says:

"Observe that fire insurance not only has absorbed all the increased cost without advancing rates—without making the consumer pay it, as all other lines have done—but has actually and steadily reduced its rates. Doesn't that, after all, indicate the best of competent management? The only important item of cost under its control is agents' commissions. These, between 1913 and 1923, have gone up not quite two cents on a dollar of premium—less than a 10 per cent increase. Compare this trifling increase with the increase in wages or salaries prevailing in any other line; and do not forget that it, like the other increases in expense, has been absorbed by the business instead of being passed on to the public."

One may well ask why fire insurance premiums were allowed to remain stationary when the cost of other services was increasing rapidly and then be increased when the tendency in other fields is downward. The question is easily answered. During the war years values were mounting rapidly, with the result that insurance on specific risks was increased. The volume of business was expanding, so that agents and brokers, depending for their incomes on commissions, realized larger returns through the greater volume, without any increase in rates of commission. Hence the commissions paid did not increase as the cost of living. With property values rising and business yielding large profits, special care was exercised to prevent fires. The natural result was that losses remained low. With the business slump, which started in the fall of 1920, a change came. Lowered values meant a contraction in the volume of insurance. This made agents more ready to listen to offers of higher commissions from new companies in the field, anxious to expand their operations. At the same time losses became heavy, amounting to practically 70 per cent. of the premiums earned.

Conservative Policy

With characteristic conservatism the company officials did not demand immediate rate increases. They were disposed to regard the abnormal losses as a passing phase and wait for a drop with the hoped-for return of prosperity. As time passed the losses continued high and the demand for rate adjustments grew. Changes, which have been under consideration for some months, will only be effected after careful consideration of the whole situation.

In commenting on the conditions one experienced official intimated recently his opinion that the competition for business from producing agencies has forced commissions to a higher level than is justified. Aside from this, he affirms, the solution must rest with the public. The only alternative to fewer fires, better fire departments and building laws, etc., is higher rates. In other words, the companies are really trustees of the premiums received, and the revenues required are dictated by the expenses.

TORONTO MAN DIES BEFORE SECURING INSURANCE POLICY

Frequent Claims Arise in Early Years of Policies

The danger of delay in securing a medical examination after making an application for life insurance is emphasized by the circumstances surrounding the death by drowning of John Johnston at Toronto last week. A few days previous to the unfortunate accident Johnston had applied to the Manufacturers' Life Insurance Company for a $3,000 policy. He had been urged to have the medical examination made and arrangements for this were completed. The examination, which was to have been on May 21, was postponed for a couple of days. While taking part in a war canoe race on the evening of May 22 the canoe capsized and Johnston, who was a good swimmer, was thrown into the cold water and was drowned.

The experience of insurance men is that those applying for insurance are prone to neglect the completion of details. While they realize the advisability of securing insurance, the possibility of a claim arising immediately is frequently not appreciated. In one case, which came to the attention of THE FINANCIAL POST recently, a farmer insured his two sons. Within a few months one died suddenly. When a representative of the insurance company called with the claim papers the farmer asked for the return of the premium instead of the face amount of the policy. It was only after a full explanation of the whole principle of insurance that he was persuaded to sign the papers and accept payment of the claim.

While only a small percentage of those insured die within a year, a review of the payments made by any company on policies in force less than a year, will convince anyone that such a result is no great exception. When death occurs at an early age the financial difficulties which follow are often disastrous. Such a case is revealed in a letter received last fall by the Imperial Life Insurance Company from one of its representatives. It read as follows:

'I am sorry to have to return above numbered policy without having used it at all.

"On the 18th of October Mr. — and I called to see Mr. —, a partner of Mr. —, with regard to business assurance. We were to go back the following week. When we did so, you can imagine our surprise when we learned that Mr. — had died suddenly from acute indigestion on the 20th of October, only two days after we had called upon him. We were told he was insurable, as he had only recently passed an examination for another company.

"Since then Mr. — and I have been working on the two other directors of the company, and have had examinations made of both of them. It has now been found necessary, however, to wind up the business as they find that they cannot satisfactorily replace the late Mr. —. This is a most striking illustration of the disastrous effect which death may have upon a business."

The physical condition of a policyholder at the time of examination cannot be taken as assurance that that policy will be in force for a lengthy period. J. A. Cairncross, of London, was insured by the London Life Asssurance Company on July 10, 1923, for $10,000, and paid only one premium. Careful examination showed him to be in excellent physical condition at the time. In the following January he died of acute septic peritonitis and the policy became a claim for $10,000. In another case a Western Ontario lawyer applied for $15,000 of insurance in 1923. This was issued in several policies with a disability clause attached. The insured has since been disabled. No future premiums will have to be paid on the policies, but on the other hand the insured will receive $150 a month as long as he is disabled and $15,000 will be paid to the beneficiary at death.

Seek to Collect on Northwestern Stock

From Our Own Correspondent.

WINNIPEG.—Litigation will occur as the result of the efforts of the liquidator of the North Western Trust Company to secure the payment of the balance of their stock from certain shareholders in that concern.

The basis of defence appears to be that the salesmen who offered the shares of the company to the general public violated the sale of shares act. The company had, it is claimed, no permission to offer the stock and the entire transaction, therefore, is invalid and no collection of further payment can be enforced.

INSURANCE LICENSES

The following licenses have been issued by the Department of Insurance, Ottawa: to the Alliance Insurance Co., of Philadelphia; the Royal Exchange Assurance and the Providence Washington Insurance Co., to issue tornado insurance; to the Girard Fire and Marine Insurance Co. to transact hail insurance; and to the Automobile Insurance Co., of Hartford, to transact inland transportation insurance.

REVENUE CAR LOADING

Another business indicator which reflects satisfactory progress is the weekly figure for revenue car loadings. During the week ending May 17, car loadings showed an increase of 1,023 over the week previous. This was due largely to increases in grain loadings in both eastern and western divisions, and to the increase in pulpwood shipments in the East.

That the volume of business in Canada is greater than was the case a year ago is evident from a comparison of car loadings with those of the same week last year. The increase was 3,208 cars, or 6 per cent. The cumulative total from the beginning of the years shows an increase over last year's corresponding figures of 93,633, or 9.8 per cent.

THE
CANADA NATIONAL FIRE
INSURANCE COMPANY
HEAD OFFICE: WINNIPEG, CANADA
TOTAL ASSETS $2,928,337.62

TORONTO, 24 Adelaide St. W.

W. H. George, Superintendent of Agencies

FIRE AUTOMOBILE MARINE

British America Assurance Co. (Incorporated 1833)
British Empire Underwriters Agency
St. Lawrence Underwriters Agency
Western Assurance Company (Incorporated 1851)
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Best of them All

There are many safe and profitable investments, but none can "hold a candle" to Life Insurance for protection and service.

Great-West Life

IIA

MARKED TREND TO MIXED FARMING ON THE PRAIRIE

(Continued from page 1)

wages running from $30 to $35 per month and board. There has been a little drifting from high winds in a few localities. The appearance of grasshoppers is also noted by a few correspondents, with cutworms working in a few districts.

Late But in Good Condition

Notwithstanding the fact that the crop at the present time is somewhat late, the general situation is given as very favorable, and with warm weather from this time on, with occasional rains, nearly all correspondents agree that the crops will make rapid progress.

Manitoba

Wheat is one hundred per cent. seeded with a decrease of fully 25 per cent. in acreage. This decrease is somewhat larger than was expected and has been caused by the late, cold spring. There will be a corresponding acreage increase sown to coarse grains, flax, sweet clover, corn and forage crops. The seed bed is in good condition but growth has been slow due to cold weather, but the wheat, where it has not been recently cut down by frost, is showing well above the ground. There is no shortage of moisture reported. Seeding of coarse grains is 60 per cent. completed, with no damage reported to oats from frost. Pasture conditions are reported poor, due solely to cold weather prevailing. There is plenty of labor available with the average wage of about $35 per month being paid. Warm weather is required to bring about rapid growth with further rains about the first week in June.

Saskatchewan

Wheat seeding is nearly one hundred per cent. finished, with perhaps five per cent. decrease in acreage. The soil bed is reported to be in very good condition, with wheat growth slow, but is showing well above the ground, except at a few points, where recent frosts cut it down. Practically all points report sufficient moisture for the time being. Oat seeding is about 65 per cent. completed and barley 60 per cent. Barley acreage will show an increase this year. The condition of pasture is not good, weather being too cold for growth. Labor supply is fairly plentiful with wages averaging about $40 per month. Conditions are satisfactory, but crop somewhat late and warm weather with further rains in some localities is badly needed to bring about rapid growth.

Alberta

Wheat seeding one hundred per cent. completed, with acreage about the same as last year. Soil conditions are reported as very good, with ample moisture and heavy rains received at many points during the last week-end. The growth has been fair and wheat is from two to seven inches above ground. Seeding of coarse grains about 75 per cent. completed. The condition of pasture is somewhat spotted, being good in many places and poor in others. Labor supply is plentiful at wages being paid about $45 per month. Conditions are mostly favorable, but warm weather and moisture in a few localities is required.

PROPORTIONS OF PRODUCTION ARE WRONG-HAMILTON

General Manager of Union Bank on Farm Conditions

WIDEN PROFIT SOURCES

In Western Canada They Have Been Too Narrow—Banks Are Making Big Loans to Farmers

By J. W. HAMILTON,

General Manager of Union Bank, in address to Dominion Mortgage and Investments Association.

There is no doubt that the sources of farm profit in the West have been too narrow and there has been but insufficient appreciation of the entirely business character of agricultural operations.

Obviously, the remedy is not within the reach of banking. The need is for curtailment, not enlargement of credit accommodation. It is quite impossible to raise the price of agricultural products by a mere expansion of credit to farmers, although for some time past a certain amount of criticism has been directed against the Canadian Banks in this connection. The agitation for increased credit facilities for agriculture is not confined to this country. Where the movement is not political, it seems to arise from wrong beliefs as to the functions and services of the banks, and a tendency to overestimate what might be done by the larger employment of credit. It is these features, particularly, with which I shall deal.

There has been a widespread misconception in the first place as to the nature of the obligations of Banks, a misconception which recent events have done something to remove. It is not always recognized as thoroughly as it should be, that banks are lending for the most part other people's money. Later on I shall give you the figures. They cannot control either the supply or the demand. Some persons have a vague idea that the Banks are the original source of credit—that they can create it as a printing press can turn out what is called money. Banks cannot create credit. Their primary function is to gather, in the form of deposits, the floating cash resources of the country, and make these resources more available and effective in the work of production and distribution of goods. Banks receive deposits as trust funds, payable on demand, and the first responsibility of a banker to depositors, and to the public alike, should be to keep his institution solvent. The banker has sacred obligations to meet every day, and his loans must be kept in such condition that he can meet them. To that end, a bank's resources should be kept not only solvent but liquid. They cannot safely be invested in fixed assets, such as land and buildings. They must be lent only upon quick, self-liquidating assets, of undoubted value. Neither can banks undertake to pay all deposits on demand, and then loans to run until it suited the convenience of borrowers to repay them, would put an end to the banking business because nobody would deposit any funds under such conditions. It is not the business of bankers to take market risks but to employ the funds entrusted to them in the regular trade of the country, and in such manner as will permit them always to meet their own engagements. In presenting these fundamental principles of banking, I am aware that I may be stating obvious and elementary facts, but, unfortunately, they are sometimes disregarded with consequences so serious that it seems very necessary to stress them before preceding further.

From what I have already said you will see that the work of directing the liquid capital of the country into channels where it will contribute most to the general welfare, devolves largely upon the banker.

The ownership of the funds administered by the Chartered Banks, is approximately, as follows. The figures are taken from the last published return—

Shareholders	$249,000,000
Bank Note Holders	163,000,000
Public Deposits in Canada..	1,685,000,000
Government deposits ...	117,000000
Deposits outside Canada	316,000,000
	$2,530,000,000

If we deduct from this amount the deposit reserves of cash and readily convertible investments, dictated by banking prudence, we have left the working capital of our banks for employment in the current business of the country. Analyzing the figures of the latest return, it will be found that no less than 60% of the aggregate public deposits in Canada are invested in current loans to the mercantile and agricultural communities. Statements showing the distribution of these loans over the different industries are unfortunately not available in Canada. Our Federal Government might perform a valuable service in classifying bank loans periodically as to industries, and showing, in addition, what percentage of loans is being used for production, what percentage for storage, and what percentage for the marketing of goods. In the absence of such figures I can only state the principle.

The Basis of Credit

The general theory of our banking rests on the well-known business principle of the distribution of risks. The banks scatter their loans among many industries and geographical sections. They seek to have their customers so diversified that not all will be borrowing heavily at the same time of the year and not too much dependent on local conditions in any given section. The allocation of funds is further determined, of course, by competition—competition among the banks themselves for the best and safest business — and, generally speaking, the aggregate amount loaned to farmers is limited only by the amount of acceptable farmers' business offering.

Our system of branch banking not only enables more diversification and better distribution of risk over a wider area, but also affords a greater degree of flexibility than the local independent bank in the transfer of surplus deposits from the older settled districts to those parties of the Dominion where there is an active demand for capital, and tends to equalize the rates of interest.

In Eastern Canada, especially in the Maritime Provinces, deposits exceed the loans, and there is less demand for rural credit which finds employment chiefly in the dairying and cheesemaking industries.

Coming to the West, I am advised on reliable authority that the total loans of the Banks to farmers and ranchers in the three Prairie Provinces at the present time amount to approximately $130,000,000. When it is remembered that the number of farmers in the West probably does not exceed 200,000, it will readily be seen that the agricultural loaning policy of the Banks has been liberal.

Let us now consider in a little more detail the nature of Bank loans to agriculture and the conditions which govern their making.

In all credit operations, agricultural or otherwise, it goes without saying that the keynote is security, evidenced by character and ability to repay. Money invested in such a manner that it does not return interest and capital not only inflicts suffering and hardship upon the borrower but brings about an economic loss to society. The problem of supplying circulating capital is essentially different to that of providing fixed and permanent capital. Loans which the farmer employs in the acquisition and improvement of his land and purchase of equipment usually call for the investment of fixed capital, the provision of which is outside the province of a bank, whose function, conditioned by the necessity of paying depositors on demand, is to furnish circulating capital only which is to be used for short periods in growing, harvesting, and marketing crops, in dairying and growing livestock. It follows that Bank credit should be productively employed in increasing the volume and sources of farm profit. The use of credit for the purpose of purchasing land and buildings already constructed does not in itself lead to an increase in productive activity. It is a legitimate function of a Bank to lend farmers the money required to put in and take off a season's crop, provided, however, that the farmer's financial position is such that, in the event of a crop failure he would still have enough quick assets left to take care of his floating debts —bank loan, mortgage interest, implement notes, wages, etc. Of course a Bank's confidence in a customer's ability to do this is sometimes misplaced and we find ourselves with an investment where we thought we had a loan. The severe decline in commodity prices had the effect of transferring a good many supposedly quick loans into the category of slow or frozen loans. The farmer who practices straight grain growing is not, other things being equal, regarded as so attractive a risk for banking accommodation as one who is engaged in mixed farming. His fixed capital usually forms a larger proportion of his investment and the elements of risk are greater as the possession of some stock insures the salvaging of a damaged crop by feeding. The Banks have always sought to encourage the development of diversified farming by judicious extension of credit. Loans to experienced men for the purchase of feeders have always been in high favor and the longer term loan for breeding stock was specifically encouraged by the amendment to the Bank Act in 1913 which permitted the Banks to take security on livestock for loans to purchase.

Banks Meet Demands

Notwithstanding the predetermined credit limits established for borrowers, the pressure of harvesting demands has always been generously responded to by the Banks. There is usually no other agency to finance the expenses incidental to taking off a crop and although I regret to say experience is sometimes to the contrary, it is only equitable that adequate protection should be accorded to the Banks by other creditors to insure that the money so advanced is repaid out of first proceeds of the crop.

Provision was also made in the Bank Act of 1913 to enable farmers, who for any reason were delayed in delivering their crops to the elevators, to obtain loans from the Banks on the security of threshed grain in their own granaries, to meet pressing obligations, but was not intended to encourage the holding of the crop for higher prices. Then there is the heavy burden of financing the movement of the crop, the most important seasonal movement in the country's economic life. In the process there are advances to Country Elevators, Grain Commission Merchants, Brokers, Shippers and Exporters until the crop finds its market abroad, where the consumption demand finally culminates. The seasonal demands of the wheat crop are tremendously heavy and are frequently prolonged, but year after year it is demonstrated that there are ample credit resources in the banks to effectively handle the business of the country in its natural movements. The total loans absorbed in the grain business vary, of course, year by year but are estimated at $100,000,000 to $150,000,000, and it is a tribute to the elasticity of our banking system that these exceptional demands do not result in curtailed banking accommodation to other sections of the community.

The distribution of credit is the most difficult and hazardous duty bankers have to perform. It calls for the soundest judgment, the widest grasp of business conditions, the keenest insight into human nature and character, and complete fearlessness if it is to be conscientiously and capably performed. In extending credit to farmers in the West, the banks meet many difficulties. The problem of financing farmers on homesteads or rented land often in districts where climate, soil, and inexperience make every crop a gamble with a good part of the available security barred by exemption, is not a simple one. The exemption laws, excellent as they are in intention, operate to curtail also the credit of deserving farmers with the banks by protecting the dishonest as well as the incompetent. I have spoken elsewhere of the serious handicaps imposed on the banks and other lenders in the western provinces by legislation which is destructive of the ranking and priority of securities, and I trust our collective efforts will soon lead to the repeal or modification of the many restrictive enactments which of late years have worked hardships on both lender and borrower.

Evils of Legislation

The farmer is now coming to realize that he is the chief sufferer from all this ill-advised legislation in the detrimental effect it has on the free flow of capital into agricultural communities. During the war years there was a general and very widespread disposition amongst farmers to spend their boom-time profits and to invest in additional land, carrying with it the burden of heavy liabilities. Few farmers were cautious enough to accumulate reserves of cash or liquid assets. There was in those years a heavy increase in farm indebtedness, and the usual effect of abnormally easy credit on the price of farm land was shown in some localities in the inflation of values. I share the conviction of those who maintain that much of the difficulty in the present position of the farmer in the West grows out of the fact that he has had too much credit and too easy credit in recent years.

The excessive use of credit results in instability; it tends to give an exaggerated effect to the inevitable fluctuations in trade and prices and to make the whole business situation more sensitive and uncertain.

Except during periods of worldwide money stringency, I do not believe there has been any serious shortage of rural credit in Western Canada, and while I have an open mind on the subject, I am not yet convinced that there is any legitimate field in this country for so-called intermediate credit facilities.

Is There a "Barren Field"?

Last year the United States government undertook to deal with the so-called "barren area" of agricultural credit in that country between the banks and the loan companies, and the twelve Federal intermediate credit banks, furnishing facilities of rediscount, were established on the recommendations contained in the comprehensive report of the Joint Commission on Agricultural Inquiry under the chairmanship of Sydney Anderson. It is significant, however, that those recommendations were presented simply as an alternative to a system of limited branch banking which, not being subject to the defects and deficiencies of the independent local bank, would, it was reported, furnish a possible solution of the agricultural problem. The inauguration of such a system would, of course, have involved a reconsideration of the whole policy of independent banking in that country, and could not be entertained, but it is worthy of comment that on economic grounds the commission favored branch banking as affording the best and safest means of extending short-term credit to agricultural communities.

So far as our banks are concerned, I think it remains to be shown that there is any considerable number of deserving farmers able to offer security for credit who have not been getting it. The present complaint of lack of credit facilities comes chiefly from those who could not offer a proper basis for accommodation, or who have borrowed more than is good for them.

It should be borne in mind in considering the banks' attitude toward loans that they are interested in making all the loans they can with safety. Their income is from loans, and their lending power is in the deposits which the public keeps with them. Their deposits go up and down with the prosperity of the community. There is every reason why the banks, especially in districts where the chief interest is agriculture, should do everything in their power to assist the farmer in obtaining the largest possible returns from his labors.

Effect of Legislation On Western Loans

Figures have been compiled by the Dominion Mortgage and Investments Association, indicating the effect of disabling legislation in Western provinces on the volume of capital available for mortgage loans.

In the case of Alberta accompanying figures indicate that while in 1920 the money invested by the principal mortgage companies was 19.06 per cent greater than the amount invested in 1917 there was a decline in the next two years, and in 1922 the total was only 14.57 per cent. more than in 1917.

In the case of Saskatchewan the total invested by fifteen leading companies in 1919 was 63.93 per cent. greater than total invested in 1910, but by 1922 this had declined to 51.83 per cent. above 1910.

Alberta
Nineteen Companies

	Invested	Compared with 1917
1917	$22,067,837	
1918	20,803,797	— 5.72%
1919	26,119,070	+18.35%
1920	26,262,057	+19.06%
1921	25,435,549	+15.26%
1922	25,284,092	+14.57%

Saskatchewan
Fifteen Companies

	Invested	Compared with 1910
1910	$25,386,744	
1919	41,615,161	+63.93%
1920	38,700,068	+52.44%
1921	40,188,776	+58.30%
1922	38,546,703	+51.83%

UNKIND TO LOAN FARMER TOO MUCH

That is Opinion of President Lee of Manitoba Agricultural College

WINNIPEG (Special). — In the opinion of President Lee, of Manitoba Agricultural College, who addressed the Mortgage Association's meeting on changing conditions, the present situation of agriculture in Western Canada is not, as some suppose, the result of war conditions but the outgrowth of a long system of changes. He referred to the conditions of half a century ago with those of to-day. Living on his father's farm he was clothed entirely from the products of that farm and other farms near it. Likewise he was fed from the products of the farm. But now the Western farmer had moved away from home manufacturing and to some extent agriculture had lost the creative interest. One of the problems of to-day was to find the best method for the woman of the farm to employ her time profitably.

President Lee spoke strongly for the development of mixed farming pointing out that with a little energy and time every farmer could grow all the small fruits he could use. Hundreds of Eastern farmers had come to Western Canada to get away from farm drudgery but were finding out that it was not possible to escape work on a farm to be successful. The luxuries of earlier days were now necessities and he cited the automobile, pointing out that in Canada there were now 500,000 cars in use and it was a creditable thing that industry and agriculture had been able to show up so well. He referred also to the development of the radio which he believed would become a big factor in farm life.

On the question of farm loans President Lee made the statement that it was, he believed, the greatest unkindness to loan a farmer more money than he ought to have.

Some Better Signs In Steel Industry

Traces of better sentiment with renewed buying are appearing in the steel market, although they are not sufficiently pronounced to materially alter the sluggish situation.

The slight revival is ascribed to the advent of warmer weather which has stimulated construction, and to the fact that low stocks in the hands of manufacturers and jobbers are forcing constant replenishment.

Buying for future needs is under constant check, but shipments against contracts are quite heavy. Production is being maintained at the level reached by recent curtailment. Three furnaces are in blast in Sault Ste. Marie and one at Hamilton. The second furnace of the Steel Company of Canada is being re-lined for the first time since 1896. This furnace will be in operation within a few weeks.

The Fourth Member

The Northern Trust Company, Chicago

In spite of the censational investigations at Washington, the financial measures before Congress still seem uppermost in the public mind. Although the income tax, the bonus, and agricultural relief occupy the centre of the stage, the fourth member of the financial quartet,—the inheritance tax—is assuming the role of the character who suddenly emerges from two acts of obscurity to become the villain—or the hero—of our tax drama.

Although we may disagree as to their desirability, it is certain that these death taxes will play a leading role in future revenue laws. Their magnitude to-day is shown by the astonishing fact that under our present laws the taxes legally due in certain unusual circumstances might be in excess of a man's entire estate.

With such heavy inheritance taxes here to stay, it is important for the individual to understand thoroughly his own liability rather than merely to satisfy himself with the conclusion that the laws are unjust. He may be thoroughly right, but that does not improve his tax liability. This attitude seems in emulation of that well known character "Joshua Ebenezer Gray," who "Died defending his right of way" and though "in the right as he sped along is just as dead as if he'd been wrong."

Inheritance Tax Genealogy

Roughly speaking, inheritance taxes fall into three groups: 1. The federal estate tax. 2. Taxes paid to the state in which the decedent lived. 3. Taxes levied by other states.

The first two taxes have been recognized as just and desirable for some time. They have been admitted to the "family circle" of taxes, so to speak. The third is the "enfant terrible" which seems to have got beyond all control. It includes taxes paid to states in which companies whose securities an investor owns are incorporated or do business. The extent to which these laws already affect certain securities is amazing—the effect which they may soon have is alarming. For example, at the present time a beneficiary who is willed a single share of stock in one of the principal trunk line railroads, which happens to be incorporated in seven states, cannot receive title to it without paying taxes or securing waivers in all seven states.

Each state is anxious to gobble up all it can, particularly from residents of other states. The result has been a multiplication of laws, which, if carried to their logical conclusion, will make the holder of stock a nation-wide company subject to inheritance taxes in forty-eight states.

Fortunately there are several comparatively easy methods of self-protection open to those who have studied the situation. It therefore seems an urgent duty for banks upon whom customers depend for advice in financial affairs, to be prepared to offer concrete assistance in this matter. They can be of great service to their customers by showing them how their inheritance tax liability can be minimized by taking advantage of the opportunity legally offered.

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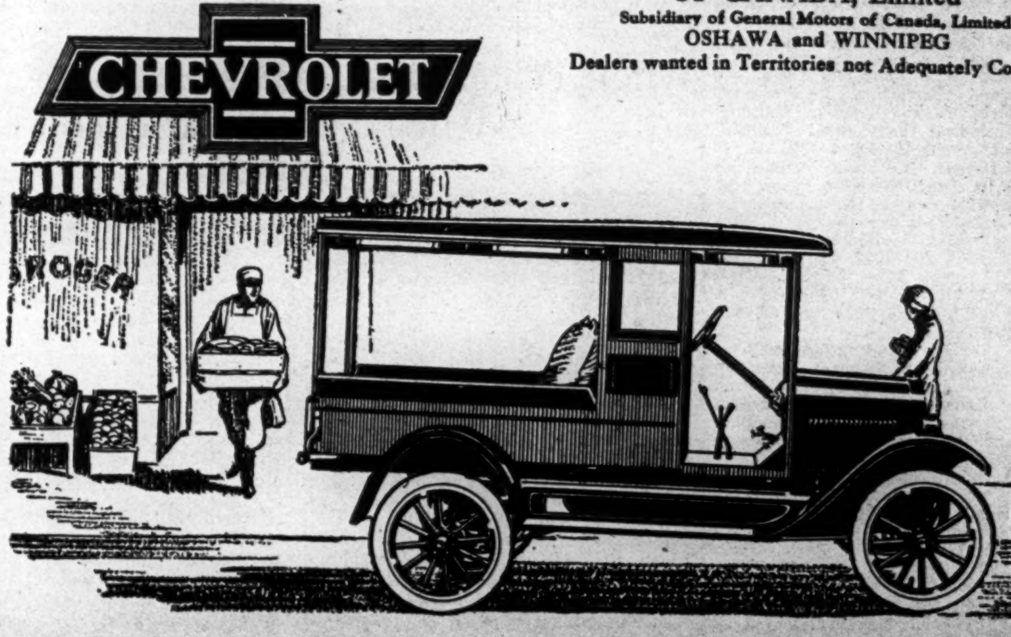

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GRAHAM CANDID ON FINANCES OF NATIONAL RAILS

Presents Figures to Show Company's Actual Standing

SOME IMPROVEMENT

But Hardly as Great as Some Political Statements had Indicated — Only Slow Progress Expected

OTTAWA.—The chief outstanding feature of Hon. G. P. Graham's candid statement to-day on the operations of the Canadian National Railways last year was that the total deficit was $52,779,350, as compared with $58,696,911 in 1922. This made the net improvement during the year $5,917,561. As the House was expecting that the comparison would be made on the basis on which last year's figures were made up, the total deficit was larger than had been expected, but the Minister explained that the figures he gave a year ago were not wrong, but that the basis of comparison had been changed.

The total operating revenue on all lines was $263,554,436 and the gross operating expenses $242,366,973. The total fixed charges were $66,144,226, being an increase of $5,947,533 during the year. This helped partially to explain why the net improvement during the year was not greater. The Minister also explained that other deductions such as rentals, hire of equipment, etc., accounted for $7,822,587. The system earned $17,194,225 more from the carriage of freight and passengers and general services than it did in 1922, but the offsetting charges were heavier.

Following is the Minister's statement on the company's financial position:

"The report, which is dated May 1, gives the steam operated mileage as 21,851, and divides it not only into regions, but into mileage owned, mileage operated under lease or contract, and mileage operated under trackage rights.

"Incidentally, I may say that the report is accompanied by a very useful map, which outlines the various operating regions in different colors.

"The operating revenue for 1923 was $254,926,456, as compared with $234,059,025 in 1922, an increase of $20,867,431. The revenue is split into that derived from freight, from passenger, from mails and from miscellaneous services. All of these show increases with the exception of revenue from mails.

"The working expenses for 1923 were $234,689,892, compared with $231,172,313 the previous year, an increase of $3,517,579. The working expenses are also split to show the customary detail, and the net earnings were $20,236,563, in contrast with $2,886,711 in 1922, an increase of $17,349,851.54. The operating ratio was 92.06.

"The President's report deals only with operation, and with Canadian National System lines. Therefore, it falls to me, as Minister of Railways, to make reference to the year's activities from the standpoint of the various corporate entities, and to round out the story by the inclusion of the operating results of the Central Vermont, a separately operated railway controlled by majority stock ownership.

"Summarizing these statements, I may say that the gross operating revenue (including the Central Vermont) was $263,554,436, and the gross operating expenses $242,366,973, leaving the net revenue from operation (all lines) $21,187,462, compared with $3,993,237 in 1922.

Total Operating Income, $13,364,875

"After the usual deductions and additions involved in taxes, rentals, hire of equipment, etc., the total income, before fixed charges, was $13,364,875 compared with $1,499,782 the previous year. Total fixed charges were $66,144,226, as against $60,196,693 in 1922, and the total deficit, $52,779,350, compared with $58,696,911.

"Those who examine the statements closely will see that the figures now given as for 1922 do not agree with the figures brought down a year ago. This does not mean that last year's figures were wrong. It has been difficult each year to compare current statements with the figures of previous years, because the basis of comparison has been constantly changing as the National System gradually took shape. Thus the 1923 figures include the operation of certain companies whose net only has heretofore been brought in. In order that the results of the two years may be comparable, the 1922 figures have had to be recast and presented on the same basis as the 1923 form of accounting.

"The consolidation of system lines has also involved a change in dealing with fixed charges. Last year's statement of interest was followed by a footnote explaining that the figures included certain obligations of one company to another. This year there is a footnote to the effect that the principal intercorporate transactions have been eliminated. These intercorporate interest charges are now treated as purely internal matters, being interest due neither the public nor the Government, but items capable of being offset in intercorporate accounts.

Fixed Charges Show Big Jump

"The fixed charges of the railways now comprising the Canadian National System, including the Central Vermont, increased from $60,196,693 to $66,144,226 during the year. Of this increase of $5,497,533 in fixed charges, $5,409,791 was in interest due the Government.

"The total deficit for the year, after all charges, was $52,779,350, compared with $58,696,911 for 1922, as recast for purposes of comparison. Of last year's deficit of $52,779,350, $48, 978,595 is attributable to Canadian lines, and $3,800,754 to American mileage.

"The Canadian deficit of $48,978.594 was apportioned as follows: Canadian National Railways, including the Grand Trunk in Canada, $985,016; Canadian Northern System, $35,956,906; Canadian Government Railways, $215.943; Grand Trunk Pacific Railway, $11,820,729.

"The American deficit of $3,800,754 was made up as follows: Grand Trunk New England lines, $2,562,968; Grand Trunk Western lines, a surplus of $36,153; Duluth, Winnipeg and Pacific Railway, $192,264; Central Vermont Railway, $1,081,675.

"I have indicated a net operating surplus of $21,187,462 for 1923. Of that sum $11,656,462 was earned by Canadian lines and $9,530,999 by American lines, including the Central Vermont. But after non-operating adjustments and fixed charges, the final result of the American operation was the net deficit of $3,800,754 above referred to. An operating surplus of $8,791,808 on Grand Trunk Western lines was reduced finally to $36,153. The decrease in non-operating income referred to by Sir Henry Thornton, due to the final settlement with the United States Government being less than anticipated, affected principally the Grand Trunk Western lines. Notwithstanding this, however, the Grand Trunk Western lines converted a net deficit of $1,388,529 in 1922 into the net surplus of $36,153 referred to. These Grand Trunk Western lines are most important feeders of the Canadian National System, and may be counted on to demonstrate their usefulness as such. Unfortunately both the New England lines and the Central Vermont materially increased their net deficits, the former by $1,174,438 and the latter by $344,861.

Fixed Charges Are $35,539,668

"It will be noted on examination of the figures that in 1922 the railways—and by this I mean all lines, including the Central Vermont—had $1,499,782 with which to meet interest charges of $35,125,736 due the public. In 1923 these fixed charges due the public were $35,539,668, and toward meeting them the railways themselves were able to provide $13,364,875 — an improvement of twelve millions in round figures.

"There will, of course, be an increase in fixed charges due the public in so far as the public may provide capital requirements during the next few years. Correspondingly, it is not unreasonable to expect a gradual expansion in the trade and commerce of the country, in which the Canadian National Railways may be expected to share; so that, if Sir Henry Thornton is able to maintain the same rate of improvement as he has achieved during the first year of his Presidency, the railways themselves, in addition to meeting their operating charges, ought to be able, within a very few years, to meet all interest charges due the public, which would be a wonderful achievement.

"There will be general interest as to how the Grand Trunk Pacific perpetual debenture holders will fare as a result of the operations of the Grand Trunk Railway Company of Canada, which, it will be remembered, guaranteed these debentures in so far as there might be net surplus earnings available to pay the same. I am advised by the management that there will be available $322,803 for partial payment of last year's interest on these Grand Trunk Pacific securities. This is not a big sum in view of the fact that the interest amounts to $1,395,170 a year, but it is, I hope, an augury for the future."

Details of the Report

During the year ended Dec. 31, 1923, the total mileage operated by the Canadian National Railways System in Canada, and including the Grand Trunk Western lines, was 21,850.89, according to the anual report submitted to Parliament by Sir Henry Thornton, President of the system, through Hon. George P. Graham, Minister of Railways and Canals.

Total operating revenue for 1923 was $254,926,456.04, as compared with $234,059,025.05, an increase of $20,867,430.99. That revenue was divided as follows and as compared with 1922, respectively:

Freight—1923, $185,240,896.71; 1922, $169,783,721.76. Passenger — 1923, $39,285,318.14; 1922, $35,486,294.72. Mail—1923, $3,543,078.11; 1922, $3,673,194.86; Miscellaneous — 1923, $26,857,163.08; 1922 $25,115,813.71. Total operating expenses for the calendar year 1923 were $234,689,892.95, as compared with $231,172,313.50, leaving net earnings for 1923, $20,236,563.09, as compared with $2,886-711.55 in 1922 or an increase of $17,349,851.54.

What will probably be the last big round-up ot horses in the West will take place within a few weeks in the range country south-east of Calgary. The round-up will be for the purpose of clearing the ranges of stray horses, the Department of Agriculture supervising arrangements. The horses will be rounded into one central corral, where owners may claim their animals. It is expected that about 10,000 horses will be rounded up.

Following False Leaders

It was with deep regret, if not horror, that all good British subjects, and particularly those who fought and suffered for the preservation of the Empire, read a letter from the President of Toronto University officially endorsing "The Woman's League for Peace and Freedom," and urging the mayor of Toronto to place at the disposal of this body the largest hall in the city. This organization, it is perfectly well known to all who have investigated, is one of several through which our German-Soviet enemies are operating to stir up dissatisfaction, to set class against class, section against section, to weaken the British Empire morally, physically and industrially. Exactly the same group are at the back of and financing, and secretly directing the League for Industrial Democracy, the various College Peace Workers' and Trade Union Educational Leagues, and the Communist Party, all operating in the great University over which the great, good but misguided Sir Robert Falconer presides.

They carry on chiefly in the guise of aiding the Workers and Trade Unionists and for promoting peace. If they were sound they would have the endorsement of the great British, Canadian and United States Labor leaders. The outstanding Labor leader of them all is Samuel Gompers, and Mr. Gompers, on behalf of the American Federation of Labor, has gone out of his way to expose and specifically condemn the organization named above for the reasons stated above. He says: "The Woman's League for Peace and Freedom," is controlled by and secretly interlocked with enemies of this country. He speaks with a knowledge of the facts. In view of this, the president of the great University of Ontario will surely withdraw an endorsation that should never have been given, and so it is to be hoped will those other good Canadians who are now in ignorance and in good faith supporting the movement.

Telling the Farmer How to Make Money

The member companies of the Dominion Mortgage and Investments Association, the leading loan, trust and insurance institutions, have distributed over 40,000 copies of a booklet telling Western farmers of practical methods of changing to diversified crops and stock raising. It represents one of a number of steps taken by the companies to help their borowers to make money.

The booklet is entitled: "Can the Production Costs of Farm Products in Western Canada be Materially Reduced," and the introductory page reads?

No doubt every practical farmer in Western Canada realizes that the most important problem confronting him today is: How can the cost of what is produced on my farm be reduced so that I can operate at a profit?

The evidence herein, furnished by David Jay, county agriculture agent, J. G. Haney, of the extension department, International Harvester Co.; Professor F. C. Bauer, of the farm extension department of the University of Illinois, and the following experienced Western Canadian farmers: W. F. Fancher, Govan, Sask., Geo. Weidenhamer, Deloraine, Man.; D. M. Ballard, Medora, Man.; E. Graham, Foxwarren, Man.; Peter Patterson, Rosebank, Man. shows how this can be done.

To C. M. Bowman, executive chairman, and Charles Ruby, general manager of the Mutual Life of Canada, goes much of the credit for the campaign in which this pamphlet is playing a big part.

LOAN COMPANIES RECOGNIZE THAT THEY ARE PARTNERS

(Continued from page 1)

to the farmer took a dominant place. And it was not a matter of complaining that interest had not been paid, but of giving practical information as to what can be done by the farmer himself not only to pay his debts but to bring back prosperity. Take the address of J. G. Haney, superintendent of demonstration farms of the International Harvester Company, Grand Forks, for instance. It has been delivered to hundreds of farmer audiences throughout the West as a practical education in simple methods of getting into diversified farming. When it was completed, the meeting unanimously endorsed the proposal that the Rural Credits Committee should get the co-operation of Mr. Haney in carrying on educational work to improve farm methods. Or take such addresses as those of Professor Lee, president, Manitoba Agricultural College, and Premier Bracken, which were broad and practical in their discussion of changing conditions in farming in the West and how to meet them. Or, again, take the remarks of that philosopher of the farm, Richard Willis, or the stories of their work in making loans on live stock of John Strachan and Manager Gatch, of the Manitoba Cattle Loan Co. All would take a place in any practical educational course in bringing about diversified farming—more profitable farming—in Western Canada.

New Child Exemption Applies to Year 1923

OTTAWA.—The income tax exemption in the case of each dependent child under 18 years has been raised to $500 and the change is retroactive insofar as 1923 is concerned. It is estimated that the treasury will lose $2,000,000 by the change, taxpayers being relieved to this extent.

Whole Postal Service Gets Shake-up When New Blood is Poured In

From Our Own Correspondent

MONTREAL.—An Ottawa merchant was surprised the other day to receive a call from a representative of the post-office. The post-office had heard that this merchant was sending out a number of catalogues which it had planned to deliver by messengers to the homes of Ottawa. The postmaster's salesman asked that the catalogues be mailed.

The merchant was so surprised and pleased at the fact that the post-office was making a business-like bid for his catalogue distribution, that he immediately arranged to have the catalogues mailed.

This is but an incident of the wholesale improvement that has taken place in the postal service. Hon. Charles Murphy, postmaster-general, and his new deputies have given the whole organization a shake up.

Exhibitions are being held to tell the story of proper mailing. Posters and calendars in the post-offices throughout the country disseminate similar progressive ideas on correspondence work. One such poster shows by "before" and "after" photographs the advantages of having a postal letter box. Other posters advise people to "Write Home."

On the cancellation stamps now being used in some centres appear the words, "Your post-master sells stamps." The departure is in itself valuable, and the advertising of it even more so.

Ottawa post-office blossomed forth the other day with a surprising thing for a government office. This is a suggestion box in which the public are asked to deposit their ideas for improving the postal service.

LAWYERS OPPOSE WIDER FIELD OF TRUST COMPANY

The Issue Will be Decided on Basis of Public Service

From Our Own Correspondent.

MONTREAL.—It is not many years since the family lawyer was also the family executor, the family insurance agent, the family real estate agent and the family investment adviser. The trust company now performs many of the financial and business duties that were once part and parcel of the duties of the family legal practitioner. The picturesque and intimate connection has been replaced by the well-organized machinery of a modern business.

And in the metamorphosis from the personal executor and the personal investment counsel to the corporation performing these functions there has been gain to the company, who have progressed rapidly, and loss to the legal profession. Throughout Canada there are many lawyers who once had a profitable practice outside of the strict pleading of cases in courts of law and the drawing up of indentures and other documents and who feel this service has now narrowed to such a point that their income has been seriously affected.

In Nova Scotia tnere is now a movement on foot, promoted by some of the older lawyers in the province, to attempt to have legislation passed against what they consider the encroachment of the trust companies upon the legitimate business of the legal profession. But if the trust companies can do these very things and do them better than the lawyers can, then the whole thing will be decided on the basis of service to the public. In the end there can be no other basis of decision, for the decision will not be made by any legislature or by any individual but by the more powerful and less tangible force of public opinion.

Perhaps it will be found that there will be room for both the trust companies and the lawyers in this field of service. The chain store has not displaced the service grocery; in fact, chain stores and service groceries quoting higher prices than the chain stores are found side by side in many cities. That is because the chain store has its limitations just as the service grocery has its limitations.

The Complaint of the Lawyers

The attitude of the legal profession toward the trust companies is worthy of consideration. Some views on the subject were set forth by Charles R. Smith, K.C., of Amherst, N. S., in a letter sent to all the lawyers of the province in an attempt to organize them in a campaign against the trust companies. Some of his comments are as follows:

"Have you ever considered what an absorbing influence the development of trust companies in this country is exercising over business generally, and particularly in connection with legal business? Think it over, if you have not already done so.

"On general principles, as any line of business develops, people engaged in other branches of industry find their particular business improve. If that is not the rule, it certainly should be.

"But who profits, what industry is assisted, by the development of trust companies, outside of their officials, their special solicitors and the shareholders who were lucky enough to get in on the 'ground floor,' so to speak? On the other hand, there are many who are very materially affected and, in my opinion, none more so that the legal profession.

"It is a well-know fact that twenty-five years ago there were many law offices in Halifax and other towns throughout the province whose principal business was handling estates; lending money and generally advising and assisting in the conduct of business affairs along those lines. This work is still done, has to be done, but who is doing it? Is it not your experience that, generally speaking, it is done by the trust companies and their special solicitors?

"Again, these trust companies, by every means in their power both in city and country, are placing themselves before the public and canvassing for business quite irrespective of the rights of others. They have, we all know it, developed a line of advertising which has insidiously sapped the business of the legal profession, a system of advertising which, under the ethics of that profession, its members would not be allowed for one moment to adopt.

"Another thing, these trust companies, by circulars and otherwise, frantically announce to the public that they are the only really safe source of advice in the making of wills; in the looking after and settling estates; and that they are the ones who should act as trustees, executors and administrators. And not only that, but are reaching out into bankruptcy. They seek business of that description and go so far as to even solicit business from solicitors themselves, saying: 'Of course your being the solicitor who introduced this business to us will be treated as the solicitor in all legal matters which may arise in connection with the business.' How did it pan out, who got the cream and who the skim milk, may I ask?

"If any such suggestion as to the above has been made to you, as no doubt it has, has not your experience been that your connection with the business has gradually ceased, or, if not, you are kept on for the advantage of the trust company, but have lost control of the business.

"And on the other hand, is it not quite possible that the client may suffer? Don't you call to mind those good, kindly old solicitors whose clients were as parishioners to their parson, whose advice was not only sought, but whose real, disinterested sympathy was always ready, and went out to the distracted business man, his widow and orphans?

"It is said, 'corporations have no souls,' and I fear you would look in vain for sympathy from trust companies. They are in business for the money that can be made and, as a rule, sympathy is a poor money-maker."

Mr. Smith makes it clear that he has no fight with the trust companies in their own line of business which, however, he does not define. But he objects to them having a trust department; a real estate department; an insurance department; a stock and bond department; a savings department; and a bankruptcy department. With all these, he feels that it is about time for the legal profession to "sit up and take notice" or otherwise close up its shutters and hang out a "to let" sign.

Mr. Smith's letter, while it is written as a condemnation of the trust company, is really an advertisement for their service. He speaks of their advertising and canvassing for business. The trust companies are carrying their service to the people. The old-time lawyer sits at his desk and waits for the people to come and does not tell them of the service he can render.

YOUR FIDUCIARY AND REAL ESTATE

Title requirements in this province may be entrusted to this company, with the knowledge that you are placing your affairs in the hands of an institution which has the resources, the experience, the facilities, and the earnest desire to serve you well.

Correspondence is solicited.

THE SUN TRUST COMPANY, LIMITED

26 St. James Street, Montreal

QUEBEC Branch: 203 St. Jean Street

The Wabasso Cotton Company, Limited

DIVIDEND No. 26

NOTICE IS HEREBY GIVEN that a quarterly Dividend of One Dollar ($1.00) per share has been declared on the Capital Stock of the Company, for the quarter ending 30th June, 1924, payable July 2nd, 1924, to Shareholders of record at the close of business on the 13th June, 1924.

By Order of the Board.

JAS. R. RITCHIE, Secretary-Treasurer.

Montreal, P.Q., May 8th, 1924.

Belding - Corticelli

DIVIDEND No. 38

NOTICE IS HEREBY GIVEN that on the Preference Stock of this Company, the Directors have declared a dividend of 1¾% payable on the 14th of June to shareholders of record at the close of business the 31st day of May, 1924.

By Order of the Board.

JOHN P. KENNEDY, Secretary Pro Tem.

BANK OF MONTREAL

NOTICE is hereby given that a DIVIDEND of THREE per cent., upon the paid up Capital Stock of this Institution has been declared for the current quarter, payable on and after Monday, the SECOND day of JUNE next, to Shareholders of record of 30th Apr'l, 1924.

By order of the Board.

FREDERICK WILLIAMS-TAYLOR, General Manager.

Montreal, 25th April, 1924.

DIVIDEND NUMBER 124

Hollinger Consolidated Gold Mines Limited

(No Personal Liability)

A DIVIDEND of 1% on the outstanding capital stock of the Company has been declared payable on the 16th day of June, 1924, on which date cheques will be mailed to shareholders of record at the close of business on the 29th day of May, 1924.

Dated the 22nd day of May, 1924.

D. A. DUNLAP, Treasurer.

Township of Barton

Debentures for Sale

SEALED TENDERS marked "Tender for Debentures" and addressed to the Reeve of the Township of Barton, Court House, Hamilton, will be received up to 5 o'clock p.m. on Monday, the second day of June, 1924, for the purchase of $12,651.65, ten-year, 5½% bonds and $12,875.56, twenty-year 5½% bonds for the purpose of paying the cost of construction of roads and sidewalks constructed under the local Improvement Act. The interest is payable half-yearly and the principal at the end of the terms. The highest or any other tender not necessarily accepted.

ALFRED G. E. BRYANT, Clerk of the Township of Barton.

Tenders for Debentures

TENDERS will be received by the undersigned up to noon Monday, June 3rd, 1924, upon an issue of $275,000.00 Roman Catholic Separate School Board, of the City of Windsor, 5½%, 30-year Debentures. Principal Yearly, Interest Coupons attached payable half-yearly.

The said Debentures are to pay for the school site on Campbell Avenue and the erection thereon of a new school building known as "Holy Name School" and the equipment thereof; and the cost of purchasing a new school site on McKay and Curry Avenues; and the cost of purchasing the school building known as "St. Francis School" on the south side of Tuscorora Street, and the school grounds connected therewith; and the cost of purchasing additional school grounds as appurtenant to "Sacred Heart School."

Tenders are to be submitted to the Secretary, D. Gourd, 616 Pierre Avenue, Windsor, Ont.

IMPORTANT NOTICE IMPERIAL OIL LIMITED

NOTICE IS HEREBY GIVEN that on and after the 2nd day of June, 1924, new Coupon Sheets will be issued to the holders of Bearer Share Warrants of this Company, upon surrender of the NUMBERED TALON attached to the bottom of the Share Warrant. This Talon should be detached from the Share Warrant Certificate, and forwarded by Registered Mail, insured, to the Office of the Secretary, Room 604, 56 Church Street, Toronto, Ontario.

At the earliest date possible after receipt of this Talon, new Coupon Sheets bearing the same Serial Number as the Certificate from which the Talon is detached, will be returned in exchange therefor.

By order of the Board,

E. V. A. KENNEDY, Secretary.

The Dominion Bank

NOTICE IS HEREBY GIVEN that a Dividend of three per cent. upon the paid up Capital Stock of this Institution has been declared for the quarter ending 30th June, 1924, being at the rate of twelve per cent. per annum, and that the same will be payable at the Head Office of the Bank and its Branches on and after Wednesday, the 2nd day of July, 1924, to shareholders of record of the 20th June, 1924.

By Order of the Board.

C. A. BOGERT, General Manager.

Toronto, 23rd May, 1924.

Crown Trust Company

St. James St. Montreal

Board of Directors:

WILLIAM I. GEAR, President

ARTHUR LYMAN, Vice-President

GERALD W. BIRKS — EDWARD C. PRATT

A. O. DAWSON — R. W. REFORD

H. B. HENWOOD — IRVING P. REXFORD

A. J. HODGSON — JAS. G. ROSS, C.M.G.

HUGH M. LAMBERT — JOHN W. ROSS

ARTHUR B. WOOD

IRVING P. REXFORD, General Manager

W. HESPELER JACKSON, Ass't Manager

Executors - Trustees - Agents

Loan and Trust Review and Outlook

THE FINANCIAL POST

The Canadian Newspaper for Business Men and Investors

Special Section 17-28 PUBLICATION OFFICE: TORONTO, MAY 30, 1924 Special Section 17-28

CANADIAN FARMERS BETTER OFF THAN THE GOVERNMENT AIDED FARMERS IN THE UNITED STATES

Conclusion of Exhaustive Inquiry Conducted by the Dominion Mortgage and Investments Association

DEBTS HERE ARE COMPARATIVELY LIGHT

The Acreage Under Crop in Canada and the Value of the Crops Have Increased More Rapidly Than the Mortgage Debt—Favorable Comparison With New Zealand Also

A most comprehensive analysis of rural credits in the United States and also in New Zealand, as compared with Canada, is embodied in the report of the rural credits committee to the Dominion Mortgage and Investments Association at Winnipeg. In the introduction it is pointed out that evidence was submitted to the special committee appointed by the Dominion Parliament to enquire into agricultural conditions that the credits provided under the federal farm loan system in the United States had benefited the farmers of that country very materially. The endeavor has been to assemble such facts as will themselves indicate the results which followed the establishment of the federal rural credits plans in the States. These credit schemes represent by far the most elaborate undertaking of the kind attempted in any country at any time and the report points out that the consequences are proportionately serious.

In chronological order are given details of the events affecting rural credits in the United States from 1913 to the present time; following is an outline of the various acts affecting rural credits between 1916 and 1924. An outline is also given of the forms of subsidy by the United States government to land credit organizations including tax exemption with its advantages to the wealthy investor; the government always stepped in with liberal advances when ordinary methods of financing seemed to lag. These organizations had a distinct advantage over private institutions in that no provision was made against probable loss; the literature of the federal farm loans board showed little recognition of the necessity of providing against losses over a long period.

Results from the operation of the new credit systems are discussed. Inflation has been one of these. Also there has been a marked increase in debt, an increase in taxation, a great deal of insolvency among farmers, the failure of hundreds of banks, etc. Present conditions are reviewed, including high interest rates being paid, and various proposed remedies are outlined. A summary is then given of comparative conditions in Canada and in New Zealand.

The conclusion drawn from the report is that as Canada has had less experience with government credit, the debts of the farmers are comparatively light, and the volume of production, the acreage under crop, and the value of the crop have increased more rapidly than the mortgage debt.

Following are extracts from the report, together with conclusions from the accompanying summary by John Appleton, secretary of the association.

Summary of Conclusions

The general results of the great experiment in the United States are:

(a) The increase of mortgage debt to an extent which makes profitable agriculture more difficult.

(b) No material addition made to agricultural equipment or farm productivity.

(c) Inflation of land values and proportionate increase in their assessed value for taxation.

(d) Abnormal number of foreclosures, insolvencies and bank failures in agricultural states.

As an experiment in Canada has been carried on to the same extent, proportionately that would appear to be the reason why the debts of our farmers are comparatively light. As already pointed out, the volume of production, the acreage under crop and the value of the crop have increased more rapidly than the mortgage debt.

U. S. Federal Farm Loan Act

The preamble to the Federal Farm Loan Act says that the object is "to provide capital for agricultural development." A fuller definition of the purposes of the Act is given by J. B. Morman, A.M. economist to the Federal Farm Loan Board, when he says:

"The purposes of credit are precisely the same in agriculture as in any other business or industry. By enlarging his credit, a farmer expects to increase crop and live-stock production and thereby to improve his financial condition. Under ordinary circumstances these results should be realized, because by credit a farmer can increase his working capital by purchasing better live-stock, improved machinery, and more fertilizers. He can thus better maintain soil fertility, perform more efficient labor, and thereby benefit himself and the nation by increased wealth production. For the development of agriculture, therefore, the value of credit must be recognized, as it is in any other kind of business."

The operations of the Federal Farm Loan Board, since 1916, have been on a very large scale, its advances outstanding at June 30th last being $1,097,309,995. Actual operations of the board were hampered somewhat at the outset by difficulty in selling its bonds, and by the question raised as to the constitutionality of the tax-free privilege upon which their marketability depended. At the end of 1920 the amount outstanding was $427,637,629, despite which the agriculturalist of the United States found himself in a deplorable condition. Two and a half years later, at June 30, 1923, the advances by the system had reached $1,097,309,995.

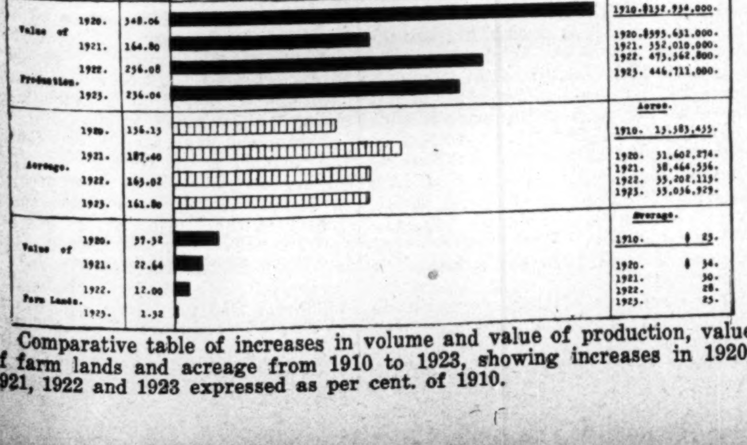
Meanwhile, the condition of the agriculturalist had not improved. To the efforts of the Farm Loan Board must be added auxiliary individual state enterprises, of which there are many operating on a considerable scale, and also additional Federal plans to relieve the financial distress of the farmer. The Federal Government instituted special measures, all of which involved the use of large amounts of public money, most of which must ultimately be added to debt due by the farmer. It has not been possible to tabulate or estimate satisfactorily the extent of this new debt which is additional to that due to the Farm Loan mortgage system. Some measure of the increase of mortgage debt has been obtained and the increase is due, chiefly, to Federal and State advances.

Facilities Prior to War

From the addition to his financial obligations in the form of long term mortgages, it would be, according to the Economist and authors of the Farm Loan Board, reasonable to expect a decided improvement in the position of the agriculturalist. When the rural credit propagandists created public opinion which resulted in the decision of the United States Goverment to accede to their requests, it was alleged that progress in agriculture was arrested by lack of and cost of credit facilities. That lack has been replaced by elaborate ma-

(Continued on page 18)

PRODUCTION OF PRAIRIE PROVINCES



Comparative table of increases in volume and value of production, value of farm lands and acreage from 1910 to 1923, showing increases in 1920, 1921, 1922 and 1923 expressed as per cent. of 1910.

Educating Boy Off the Farm Wrong System, Says Big Farmer

WINNIPEG—(Special) — "Could any farmer in Ontario have made a success of his farm if he ran it the way many Western farmers ran theirs? How could a cowless, chickenless, sowless farm be made to pay anywhere?" asked Richard Willis, successful thousand-acre farmer of Turtle Mountain, at the Mortgage Association meeting.

"Our educational system is working the wrong way," he declared. "We pay big taxes for higher education and we are educating our boys off the farm instead of on it. I know, because I've got two that have been educated off it."

No other life equalled that of the farmer, free from debts and worry, Mr. Willis said, and looked the part. "We don't become millionaires," he continued, "but no millionaire can enjoy himself any better than the farmer in the condition I have described."

Just to show what cows and chickens on the farm meant in actual cash he told of a man whom circumstances had forced into the purchase of a cow in 1916, because he could not make grain pay his living. The woman of the house had looked after the cow and chickens and since that time had clothed herself and two children on the egg and cow money and had $4,000 in the bank.

"There is a better opportunity for the young man to-day who wants to farm than there ever was," Mr. Willis said, and pointed out that it was possible to buy improved land with good buildings on it at very low prices.

He suggested the financial interests should make it their business to go into the immigration end of the problem. The thing to do was to bring good people and settle them on the improved farms and he suggested that the loaning companies must have plenty of such farms that they could afford to sell at very low prices and go to some trouble in picking just the right kind of men.

Legislation Hits Sound Farmers Without Helping the Weak Ones

Reports to Mortgage Association of Conditions in Alberta Indicate that Capital Invested in Farm Mortgages is Being Withdrawn

By Staff Correspondent.

WINNIPEG.—The effects of adverse legislation in bringing about depressed conditions in the agricultural industry, particularly in Western Canada, through the discouragement of mortgage capital were extensively discussed at the annual meeting of the Dominion Mortgage and Investments Association. It has always been the policy of the association to co-operate with the provincial governments in working out solutions of the various problems affecting borrowers, and in practically all the provinces, satisfactory improvement has been effected. In the case of Alberta, however, the reports submitted indicated that the burdensome legislative measures had increased, despite every effort on the part of the provincial association, with the result that little, if any, new capital is being placed, while many companies are withdrawing as quickly as possible.

After hearing various reports on Alberta conditions, by W. T. Creighton, W. Toole, R. D. Tight and A. C. Ballachey, a committee consisting of F. S. Long, Winnipeg, and J. F. Weston and C. S. McDonald, Toronto, was appointed to consider the preparation of a resolution of protest. This committee reported as follows:

"Whereas for many years the tendency of legislation in the province of Alberta has seriously impeded the inflow of money which otherwise would be drawn to a province of such potential wealth.

"And whereas in the opinion of this convention recent legislative enactments appear rather to aggravate than mitigate the disabilities of investors in the province.

"And whereas the legislatures of the provinces of Saskatchewan and Manitoba are displaying unmistakable evidence of their intention to co-operate to the end that the inseparable interests of the borrower and lender may be recognized to the well-being of these provinces as a whole.

"And whereas the physical security of the province of Alberta so splendidly developed by the thrift and industry of the people as a whole offers an attractive field for the investment of the accumulated savings of investors, large and small, of more than one continent entrusted to the member companies of this organization.

"Therefore be it resolved that the Dominion Mortgage and Investments association gathered in convention in Winnipeg do urge the government of the province of Alberta to take steps to create a public sentiment that will enable them to bring about early remedial legislation governing the investment of money in that province, reinvesting mortgages with proper legal recourses and restoring the sanctity and inviolability of a mortgage contract."

Credit granted on inadequate security is dangerous, C. C. Ferguson, general manager of the Great West Life Assurance Company, Winnipeg, told the meeting, in speaking on the employment of capital in agriculture. It led people into ill-considered courses of extravagant and speculative nature. Such, he said, had been the results of the unwise and artificial aid to agriculture which had been granted by governments in the United States. In Canada, too, there had been many instances of inflated credit. On the subject of government assisting in farm credit, Mr. Ferguson was emphatic. In Alberta, he said, the new provincial Farm Loans act authorizes the forfeiture of a mortgagee's farm immediately after he has failed for two months to pay interest, and the unfortunate borrower has no right to any stay or court redress. "What great opportunities for political control," Mr. Ferguson remarked; "What disregard is suggested for all the principles of fair play which have been recommended with such emphasis to private mortgagees." The entry of governments into the field of agricultural credits had been and will continue to be costly to the public and not particularly valuable to those intended to benefit.

Mr. Ferguson pointed out that the many priorities created over first mortgages had a serious effect upon the borrowing powers of farms to which such legislation applied. He asked what would be the effect upon provincial government bond issues if they were subjected to any one of the qualifications which attached to the priority of first morgtages.

He suggested that amortization of loans, about which a good deal is now being said, was perhaps too inelastic a method for western conditions and that the practice that had obtained hitherto of collecting substantial amounts in good years and being as lenient as possible in poor years was, after all, a pretty good system.

Various speakers, dealing with the Alberta situation, emphasized that farmers in that province cannot get desired capital. There was no such thing as a first mortgage there now. The public failed to realize that this was a burden on the whole community because the farmers in a sound position were not able to get loans on fair terms because of the prior rights over the first mortgage by the government.

Third of Mortgage Loans Paid Directly to Banks

By Staff Correspondent.

WINNIPEG.—With a view to ascertaining what proportion of the proceeds of mortgage loans was utilized for the retirement of bank indebtedness, a circular was issued to member companies by the executive of the Dominion Mortgage and Investment Association. The answers to the questions submitted indicated that an average of 33 per cent. of the amount loaned was paid directly to banks. The probability is that a still larger proportion was utilized for application on bank indebtedness.

ASKS LOAN MEN TO DEMONSTRATE STOCK FARMING

Proposal of Professor to the Mortgage Companies

WINNIPEG, (Special).—Professor J. M. Brown, of Manitoba Agricultural College, asked the loan and mortgage companies represented at the Mortgage Association meeting, to employ practical men to demonstrate to farmers the use, as distinguished from the abuse, of live stock farms. He thought that it would pay the companies in their own interest to take this step to assist in the prosperity of the western farmers. He also sounded a note of warning against the too-fast development of the mixed farming idea, pointing out it was much better for the man without experience to start on what he had, than to suddenly go in for dairying or raising beef cattle. Without the necessary knowledge he was almost certainly doomed to disappointment and loss.

Manager Gatch, of the Manitoba Cattle Loans Company, told of the operations of that organization. He explained that it had loaned over $900,000 during the first year's operation. He expressed the opinion that it was now firmly on its feet and he felt certain that it would grow. He spoke with confidence of the future for the winter feeding of cattle and gave facts and figures of many instances going to show that substantial profit could be made by those who understood the feeding business, buying in the fall and selling in the spring.

John Strachan, inspector for the Manitoba Cattle Loan Company, declared that live stock when properly understood was going to be the salvation of Western Canada, and he believed mortgage and loan companies could and would make themselves one of the main factors in the redemption of the West.

MORTGAGE COMPANY HEADS REVIEW LOANING CONDITIONS IN CANADA

In sending in their annual statements for review in this issue, the heads of a number of mortgage loaning companies have taken advantage of THE FINANCIAL POST'S invitation to express their views regarding conditions and the general outlook in the fields in which they are operating. Generally speaking, conditions are reported as fair to good, despite difficulties created by uncertain and fluctuating values, and disabling legislation in some of the provinces, etc. Improvement in the past year in regard to interest payments has been experienced by the majority of companies.

The necessity for exercising the greatest care in estimating the amount that can be advanced with absolute safety and which will meet the requirements of the borrower, particularly in the case of farm loans, is emphasized by W. M. Telford, manager of the Grey and Bruce Loan Company, Owen Sound. Mr. Telford reports a fairly good demand for loans on both farm and city property. He points out that a great many private parties who formerly made mortgage loans on real estate have given it up, preferring Dominion of Canada bonds as an investment with better security, and a good deal less trouble even though the interest income is a good deal lower. Mortgage conditions are very good in the Sarnia district, according to W. R. Paul, manager of the Industrial Mortgage and Savings Company of Sarnia. He reports that the farmers are not making money as easily as in former years, but are showing a disposition to be more saving, and are meeting the interest payments on their mortgages fairly well.

Regarding the mortgage situation in Nova Scotia, H. F. Bethel, manager of the Acadia Trust Company of Truro, says that while conditions are slow and values lower than in 1922, payments are being well met, and it is expected that there will be a steady demand for funds. He adds, however, that the mortgage companies must use discretion as to the proportion of the loan and value under present financial conditions. Building is not at all brisk in the territory of the Nova Scotia Savings, Loan and Building Society, according to C. A. Prescott, secretary and treasurer. There has been a general drop in real estate values throughout the province probably equal to about 25 per cent.

In Western Canada

It is, of course, in the situation in Western Canada that interest chiefly centres. The deflation of prices for farm products has had a direct bearing on the position of the farmer. Interest payments have fallen into arrears, and there has been little demand for new loans. Legislation of an unfavorable character has been passed in the interests of mortgagors. As pointed out by M. J. A. M. De La Giclais, managing director, of the Winnipeg Trustee Company of Canada, farm loans have certainly been very unsatisfactory for the last few years, owing to low price of produce and it may be to a greater extent to unwise legislation and to heavy taxation. Of the three causes it is the opinion of Mr. De La Giclais, that the heavy taxation of the different municipalities is the greatest difficulty to contend with. He adds, "When you see, for example, a farm of 240 acres paying nearly $200 in municipal taxes, it means that the security value of that farm is reduced by at least $2,000 from what it was when taxes were around $80." The head of another company doing business in Manitoba reports that because of last year's crop conditions in that province is has been hard for farmers to meet their obligations, and loans are only being made after very careful investigation.

Adverse legislation has been the chief problem of companies making loans in Alberta. According to G. W. Parsons, manager of the British Canadian Trust Company, of Lethbridge, the companies are suffering from inability to determine the exact status of a first mortgage in the light of subsequent encumbrances such as government and municipal liens of several descriptions. Several conflicting opinions have been given from government officials, and it is not yet clearly defined as to the exact position occupied by a first mortgage. This unsettled state of affairs has been the means of withholding from the province money for investment which otherwise would have been available, and as a consequence legitimate developments have been retarded owing to the increasing difficulty of obtaining further capital.

RUSSIA AS WHEAT COMPETITOR TO BE FEARED IN CANADA

Premier Bracken on the Problems of Western Farmer

MUST CUT COSTS

Mixed Farming Would be Better for the Land and Cattle Raising Would Provide Winter Jobs

By Staff Correspondent.

WINNIPEG. — Premier John Bracken told the delegates at the Mortgage Association, representing $1,600,000,000 of investments, that the Farmers' government in Manitoba was not a government of Bolshevists. He convinced his audience that in the head of the government there is a close and earnest student of agricultural and general economic conditions who is directing his thought and energy to the solution of the same problem as they are trying to solve. And though he may be "no politician" and may perhaps be lacking in experience in the science of government, there can be no doubt but that he has a wide and practical knowledge of the science of farming and of the prevailing conditions in his province and throughout Western Canada. "We welcome the co-operation of financial interests in the work that is before us. We want the financial interests to retain their confidence in Western Canada and particularly in Manitoba and we assure them that we are not acting in the interest of any one class but for the people as a whole, neither do we intend to prejudice any legitimate interests."

Russian Competition

Premier Bracken also mentioned the need for better care of equipment on the farm, the need for better management and the need for all-year-round jobs to reduce the cost of labor to compete with other countries. He favored co-operation in buying and selling. He suggested more care in investments. He advocated curtailment of public spending to reduce taxes. He favored some improvement in the marketing system so that the grain would not all be dumped on the market in the fall but much of it would be used as feed during the winter.

He pointed definitely to the improvement of conditions in Russia and the fact that that country was coming back as a great producer of the things which Canada produced. And with cheap labor this meant keen competition.

The Problem of Costs

Mr. Bracken outlined the effect of economic changes under four heads: yield, cost of production, cost of marketing and world consumption.

On the question of yield he mentioned the effect of a generation of the one cropping process. Cost of production included such factors as labor, equipment, money and taxes; the farmer was getting little more for his product and paying 50 to 75 per cent. more for the things he needed. As to transportation he did not argue that higher rates were unwarranted in view of labor and other costs, but simply pointed the effect on the farmer who paid twice the rail rates and three times the ocean rates to get a bullock to market as he did before the war. On the question of world markets he emphasized that Canada was in the position of producing six times as much

(Continued on page 28)

Officers, Committees Mortgage Association

WINNIPEG.—A. B. Fisher, manager of the Central Canada Loan and Savings Company, was elected president of the Dominion Mortgage and Investments Association, with C. S. Macdonald, general manager of the Confederation Life Association 1st vice-president and George H. Smith, general manager of the Canada Permanent Mortgage Corporation, second vice-president. The full list of officers and committees follows:

Honorary presidents: A. D. Langmuir, Major Hume Cronyn, E. M. Saunders; president, A. B. Fisher; 1st vice-president, C. S. McDonald; 2nd vice-president, G. H. Smith; secretary-treasurer, John Appleton.

Life insurance companies.—Chas. Ruby, Mutual Life Assurance Co.; A. B. Wood, Sun Life Assurance Co.; J. F. Weston, Imperial Life Assurance Co.; G. B. Woods, Continental Life Insurance Co.; C. C. Ferguson, Great West Life Assurance Co.

Loan companies and savings bank.—M. Aylsworth, Huron & Erie Mortgage Corp.; Jos. Campbell, Trust & Loan Co. of Canada; W. E. Long, Credit Foncier, Franco-Canadien; T. T. Smyth, Montreal City & District Savings Bank; J. B. Davidson, British Mortgage and Loan Co.

Trust companies.—C. E. Weeks, Victoria Trust and Savings Co.; R. P. Jellett, Royal Trust Co.; S. C. Macdonald, Mercantile Trust Co.; E. B. Stockdale, Trusts and Guarantee Co.; W. G. Watson, Toronto General Trusts Corp.; J. C. Breckenridge, National Trust Co.

CANADIAN FARMERS BETTER OFF THAN THE GOVERNMENT AIDED FARMERS IN THE UNITED STATES

(Continued from page 17)

chinery, and with a measure of state aid to which no parallel in history exists.

Failure as a Relief

Data assembled indicates beyond doubt that the provision of credit in unprecedented measure, and the extension of elaborate machinery for its distribution has not brought about improvement in agricultural conditions in the United States.

In addition to credit machinery, tariff adjustments, so as to exclude or hamper the marketing of agricultural products of Canada in the United States, were designed to assist in enabling the farmers of the latter country in meeting their obligations.

The Purpose of Credit

As Mr. Morman, the Farm Loan Board Economist, has said, "The purposes of credit are precisely the same in agriculture as in any other business or industry. By enlarging his credit, a farmer expects to increase crop and live-stock production and thereby improve his financial position." M. B. Herrick, another authoritative spokesman for the extension of rural credit in the United States, says "productive credit is that which is employed to stop a loss, effect an economy, or create something materially valuable."

Measuring results by these standards, what do we find? As to increase in crop and live-stock production, the latter is very largely contingent on the former. In Iowa, one of the foremost agricultural states, the volume of production in the four years 1920-1923 varied from 14.13 per cent. to 28.58 per cent. more than in 1910, but the mortgage debt increased by 187.52 per cent. of 1910. If we take all the States, the result is largely increased debt, and, relatively speaking, a very sight increase in the value of farm products. It is all too obvious that the credit supplied has not been utilized for agricultural development, but rather to replace existing debt and to provide for loss or improvident expenditures. The purposes for which advances by the Farm Loan Board have been made is shown in the report herewith, as are the value and volume of production in the case of several individual states and for the entire United States, with corresponding information respecting Canada and some of its provinces.

The debt created, without corresponding increased volume of marketable production, now constitutes a serious problem in the United States. Of its seriousness Mr. Morman, Federal Farm Loan Board Economist, is well aware, as he says in his recent book:

"The amount of farm mortgage debt and its relation to the present and future profitableness of farming have become great national problems. During the decade 1910 to 1920, farm mortgage debt increased $2,277,594,341 or 132 per cent. While this increase in debt is alarming enough, its effect on a farmer's ability to get himself out of debt from farm production is still more alarming, for usually a farmer has no other source of income except what his farm yields him. If the mortgage debt on a farm is large, the amount paid as interest will be correspondingly large. This is a drain on income. The question is whether farmers can redeem themselves from debt out of the net earnings from their farms. This is unquestionably the foremost rural credit problem now confronting the United States and Canada."

Mr. Morman has linked Canada with the United States as suffering in like degree from depressed agricultural conditions. While lower prices for products has been the cause of unprofitable agriculture in Canada, as in the United States, the increase in mortgage debt has been nominal and the increase in volume of production has been far greater, relatively, than that of mortgage debt. It may be observed here that in the active loaning fields of Canada—the Prairie Provinces—the lands taken over by lending agencies for non-payment of principal or interest do not represent debt of more than $10 per acre. The Federal Farm Loan Board at October 31, 1923, had advanced in North Dakota $4,483,300 on 197,240 acres, or $22.70 per acre. In volume or value of production per acre the Canadian provinces have an advantage, but in mortgage interest and tax liability they are in a much more favorable position. In respect to other states the difference in volume of mortgage as compared with Canadian provinces becomes impressive as its significance is revealed by data of an official character which is available.

Present Conditions in States

According to a survey made by the United States Department of Agriculture and issued by the Sears-Roebuck Agricultural Foundation of Chicago in February, 1924, a million people moved from the farms to the cities during 1923. At the same time the population increased by 1,400,000; that means there are 2,400,000 more mouths to feed and a million less producers.

The United States Department of Agriculture in April, 1924, received reports from 302 county agents in Iowa, Illinois, Kansas, Minnesota, Nebraska, South Dakota, Montana, Idaho and Washington, showing that 205 of the counties in the nine states referred to showed expansion in dairying, while only seven showed a contraction, the tendency now being to divert from wheat production to live stock, from beef to dairy cattle, and increase in poultry and feed crops. This tendency shows that the farmer is trying to recoup by diversification. This is probably due to the recent propaganda favoring diversification, also to the fact that these commodities have remained consistent even when other farm produce has been hit by a slump.

As will be gathered by the statistics quoted, showing the extent of foreclosures and the extent of the migration to the cities, it shows that many owners have perforce reverted to tenancy, and the process of foreclosure is steadily increasing the tenant operator.

Mortgage Interest Frozen

One cause of the disasters to the country banks has not been accenuated to the extent of its importance. Having mortgaged their farms heavily, and having been enabled to do so by the extraordinary facilities provided, the mortgagor was under necessity of seeking temporary accommodation with which to meet the heavy interest and increased taxes. The advances for this purpose represent a considerable proportion of the "frozen paper" referred to in the newspaper reports.

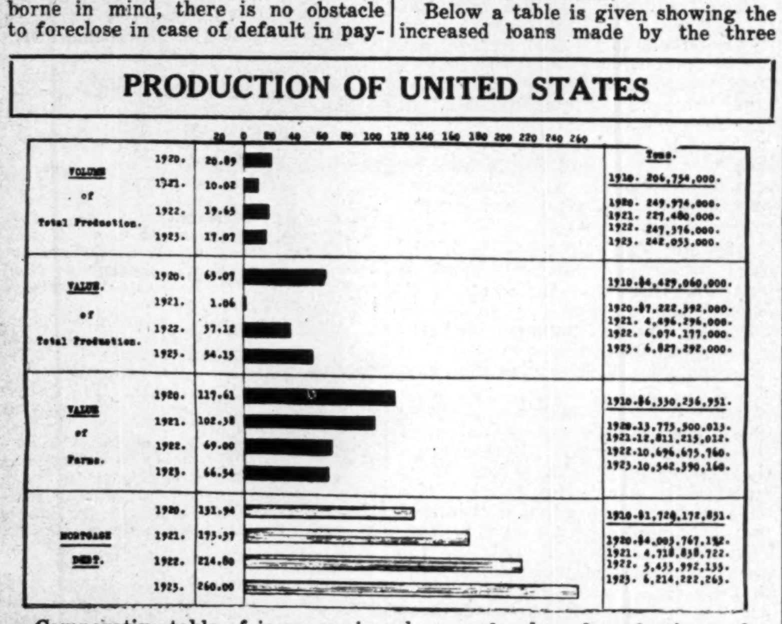
In the United States, it must be borne in mind, there is no obstacle to foreclose in case of default in payment of interest or principal; hence the first consideration of the farmer is to obtain current accommodation so as to avoid the loss of his farm. Keeping the farmer on the land and thus sustaining local business is a consideration of paramount importance, not only to the local tradesmen but to the local bank. From the farmers' produce the commerce of the local community derives its sustenance. Moreover, the local banker is very often the agency through which the mortgage on the farm has been placed, and he feels responsible, if not under direct obligation, for the prompt payment of interest. This is almost general in the case of private funds, particularly those furnished by Life Insurance Companies, although other private sources from which mortgage funds are obtained are by no means negligible in their extent and importance. The local banker is therefore under unusual pressure when his farmer client requests aid in meeting mortgage payments.

Increase of Debt

With a view to ascertaining the rate of increase in farm mortgage indebtedness, some figures are presented in the following pages indicating debt by certain classes of farm operators in the census years of 1910 and 1920 respectively and also some figures with respect to the increase in mortgage debt by the chief lending agencies in the years subsequent to 1920. From the Federal census returns of 1910 the farm mortgage debt reported by those operating farms, as full owners, in the United States, was $1,726,172,851. This represented an increase of 58.9 per cent. as compared with the debt in 1890 or twenty years prior thereto. Between 1910 and 1920 the increase was 131.9 per cent. The total debt reported by similar farm operators being $4,003,767,192. The more rapid increase is obviously due to the development of farm credit organizations, not only those instituted by the Federal Government but those under private operation and direction.

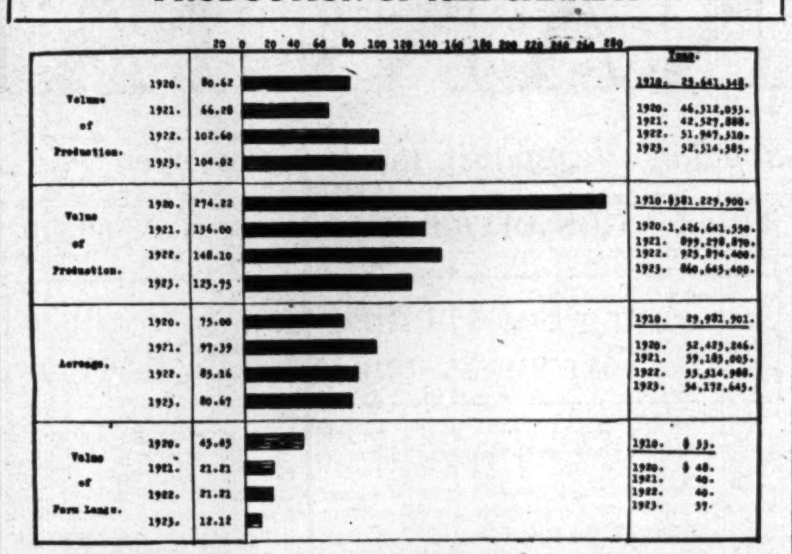
Below a table is given showing the increased loans made by the three chief lending agencies, the life insurance companies, the Federal Land Banks, and the Joint Stock Land Banks:

PRODUCTION OF UNITED STATES



Comparative table of increases in volume and value of production, value of farms and amount of mortgage debt from 1910 to 1923 with increases in 1920, 1921, 1922 and 1923 expressed as per cent. of 1910.

PRODUCTION OF ALL CANADA



Comparative table of increases in volume and value of production, value of farm land, acreage and amount of mortgage debt from 1910 to 1923 with increases in 1920, 1921, 1922 and 1923 expressed as per cent. of 1910.

UNITED STATES

	Insurance Companies	Federal Land Banks	Joint Stock Land Banks
1914	$ 647,147,207	....	....
1916	828,734,823	....	....
1917	923,159,816	$ 29,824,655	....
1918	954,390,611	147,452,861	$ 7,289,600
1919	858,537,285	282,007,781	54,126,357
1920	1,085,910,422	369,242,464	77,958,642
1921	1,306,559,810	460,272,440	87,293,543
1922	1,454,206,676	618,295,346	225,987,321
1923	....	814,894,850	393,201,389

These figures are up to December 31st, in each year in the case of insurance companies and up to November 30th, in 1917, 1918, 1919, December 31st in 1920, 1921, and October 31st in 1922 and 1923 in the case of Federal Land Banks and Joint Stock Land Banks.

Insolvency of Farmers

As to how the huge mortgage debt of the United States farmers was accumulated, and in parts is still doing so, has already been shown, but one of the most important results of such pyramiding is the insolvency, of the borrower, otherwise the farmer, which is forced by his inability to carry such a debt with the decreasing value of his products. His creditors in turn are either forced to foreclose or extend payments indefinitely in the hope that ultimately they will get their money.

The extent to which farmers have been leaving the land, or becoming tenants instead of owners, is shown by the following statement prepared by the United States Department of Agriculture and published on January 9, 1924:

"More than 8½ per cent. of the owner-farmers in 15 corn and wheat producing States lost their farms with or without legal process between 1920 and the spring of 1923, the United States Department of Agriculture has learned through a special inquiry to which 2,400 farmers in the Upper Mississippi Valley replied. In addition, more than 15 per cent. of the owners were in fact temporarily insolvent, but held on through leniency of creditors.

"The 2,400 farmers, each reporting for a specified area, made returns on 69,000 owner-farmers. It was shown that of these owner-farmers 2,800 lost their farms through foreclosure or bankruptcy; 3,000 lost their farms without legal process; and 10,400 farmers held on through the leniency of creditors.

"Of 26,000 tenant-farmers in the areas covered, 1,900 or more than 7 per cent. lost their property through formal proceedings; 2,000 or more than 7 per cent. went under without legal formality; and 5,500 or more than 21 per cent. were spared such losses only through the leniency of creditors.

"Applying the percentages of losses obtained in the inquiry to the 1920 census figures for owners and tenants in the States covered, it is estimated that out of a total of 2,289,000 owner and tenant-farmers, more than 108,000 lost their farms or other property through foreclosure or bankruptcy; over 122,000 lost their property without legal proceedings, and 373,000 retained their property through the leniency of creditors.

"It appears from the inquiry of the owner-farmers who had lost their farms more than 43,000 experienced such a loss as the result of purchase of their farms or of other farm land during the land boom period, whereas nearly 11,000 of all owner and tenant-farmers in the 15 States lost their property as the result of unwise investments in enterprises other than farming.

"The losses of farms by owners were relatively more numerous in Montana, North Dakota, Colorado, and South Dakota, and less numerous in the East North Central States. Losses of property by tenants were also relatively more numerous in the Western States covered by the reports."

Increase in Taxation

Under the head of inflation of land values reference was made to the added burden of the farmer, resulting from additional interest charges. These, of course, accrued from two causes, one being the availability of credit following the establishment of the Federal Farm Loan System, and the other being the high prices for agricultural produce. These causes jointly placed the farmer in a relatively speaking easy position, with the results so picturesquely described by Senator Fordney and foreseen by Mr. Quamme, president of the Federal Land Bank at St. Paul. There was incidentally yet another development which does not appear to have been foreseen to the same extent, that is the increase in taxation. Lavish personal expenditures were accompanied by lavish public expenditures. Advancing prices of land, for which buyers were quite numerous, naturally led to corresponding increases in rateable assessment.

In 1920 the peak of high land prices had not been reached; nevertheless we find that the value of land and buildings of farmers reporting to the Census in that year had a value of $13,775,500,013. This represents the value only of farms consisting wholly of the land owned by the operator who reported the amount of the debt. The corresponding value in 1910 was $6,330,236,951. The rateable assessment, we must assume, will increase at a corresponding ratio. Actual returns of assessment values have not been examined in this connection.

The extent of the increase in the tax burden upon farm land in most recent years is shown in a report submitted to the Washington Federal Reserve Board on November 12, 1923, by John H. Rich, chairman of the Board of the Federal Reserve Bank, Minneapolis:

"The aggregate tax levies in Minnesota, North and South Dakota, and Montana have risen from $99,009,417, in 1916, to a total of $205,487,129 in 1922. In the representative grain sections of North Dakota wheat land is now under a tax of approximately $100 per acre. Tremendous expenditures for educational purposes have increased the aggregate school taxes from $30,578,308 in 1916, to $77,563,876, or 38.1 per cent. of the whole tax levy in 1922."

What is true of the States particularly referred to by Mr. Rich is equally true of other states more highly developed. In Iowa, for instance, the taxation in 1922 showed an increase of 120 per cent., as shown by a circular issued by the Bureau of Agricultural Economics in March 1923. This increase in 1922 is as compared with 1914. In Wisconsin the total taxation, which is based largely upon the land and improvements, rose from $41,275,615 in 1914 to $120,357,198 in 1922. Similar advances have taken place in practically every agricultural state.

The increase in borrowing by States facilitated by tax exemption of their securities, as in the case of similar exemption in bonds of the Federal Land Banks and Joint Stock Banks has been very marked in recent years. This is not at all surprising in view of the increase in values which automatically raise the assessed value for taxation purposes to higher levels.

Comparative Conditions in Canada

It has already been shown that land values in the United States increased in the period 1916 to 1923, inclusive, out of proportion to the increase in earnings, volume and value of production from the land. In Canada land prices became somewhat inflated during the period of high prices for wheat, but there was no advance corresponding to that which took place in the United States. Reference to tables 9 to 14, inclusive, in the appendix hereto, shows that values dropped 50 per cent. in 1921 as compared with 1920, in the Dominion as a whole and in the province of Alberta, and to almost the same proportion in Manitoba and Saskatchewan. At the present time land values in the prairie provinces are approximately the same as they were in 1910 with the exception of the province of Manitoba, where a decrease of 3.44 per cent. is shown in 1923 as compared with 1910.

Whilst in Canada farm land prices are to-day approximately on the same level as they were in 1910, corresponding values in the United States are 65.54 per cent. higher than they were in 1910. In 1920, at the peak of the farm land boom, in that country, values were 117.61 per cent. higher than in 1910.

The readjustment of values in Canada led to increased sales during the first period of 1924. The Hudson's Bay Company reported, up to the end of February, 1924, double the number of sales reported during the corresponding period of 1923. That sales of land in Canada are more general in the present year than in 1923 is confirmed by the general opinion of real estate men and by the number of enquiries received from the United States as to available farm lands in the Prairie Provinces.

No record is available as to the precise changes in the volume of farm mortgage debt of any province in Canada. In the older provinces the deflation of prices has created discontent and in some districts arrears of interest and of taxes have become a consideration to the lender, whereas in the twenty-five years prior to the termination of the war arrears were of a negligible character. In the newly settled districts of the Canadian West a different situation existed and arrears constituted a serious problem to all lenders and charges for the use of capital have had to be fixed accordingly.

Low prices in all agricultural districts of Canada have, in some measure, necessitated borrowing even in the older settled provinces. In these, however, the additional borrowing, according to advices from lenders generally, has been very slight. In the prairie provinces the demand for loans has been insistent, but owing to various reasons, such as uncertainty as to legislative difficulties imposed upon the lenders, fluctuating prices and uncertainty as to ability to market agricultural products satisfactorily, lenders as a whole did not increase their commitments. While some lending corporations have increased their loans to farmers in these provinces, others have withdrawn. One factor has been the withdrawal of foreign monies on account of rates of exchange which made it profitable to do so and also on account of the form of legislation known generally as "moratoria."

The most accurate measure of the increase or decrease in mortgage debt in the Western Provinces is, perhaps, the experience of companies which lend almost wholly on the security of farm land. While every company lends on urban property to some extent, the proportion of urban loans to farm loans is not considerable. This refers, of course, to loan companies and does not include trust or insurance companies. From the returns made to the Government of the province of Alberta by nineteen companies which confine themselves very largely to farm loans, it is found that the increase in loans outstanding as between 1917 and 1922 is 14.57 per cent. Since 1920 there has been an actual decrease, the outstanding loans in that year being $26,262,051 as compared with $25,284,022 in 1922. In Saskatchewan the total loans outstanding at April 30, 1920, in the case of fifteen companies, amounted to $41,615,161 and the same companies at the end of April, 1923, had outstanding $38,546,763.

The operation of loan companies in the Prairie Provinces may have been limited to some extent by remittance of funds to Europe on account of the profit in so doing due to exchange rates, but the main factor is adverse legislation. Other lending institutions such as insurance and trust companies apparently have not substantially increased their investments in the provinces referred to within recent years. The funds of insurance companies, of course, are not obtained from abroad, but in many cases agency funds of trust companies are. There has been some withdrawal of these, due to general causes, to which reference has been made. Having in mind the experience of the companies which devote themselves solely to lending upon mortgage security and the investments of trust and insurance companies in the Prairie Provinces in recent years, it is quite evident that the amount outstanding in the form of farm mortgages has not materially increased, and it is also quite evident that it has not increased in proportion to the increase in the cultivated area or in accordance with the volume or value of actual production. In Saskatchewan, for instance, the increase in the amount of mortgage loans of fifteen companies, as shown by table No. 17, as between 1910 and 1922, was 51.83 per cent., whereas the volume of production has increased 270 per cent. and the value of production has increased 297.21 per cent. In the province of Alberta, as shown by table No. 16, the mortgage loans since 1917 increased 40.57 per cent. in the case of nineteen companies, of which definite record is given, whereas the volume of production has increased at a much larger ratio.

While the increase in the debt of the farmers in the form of mortgages on his land has not been appreciable in Canada during recent years, the increase in the United States has been considerable. For the United States as a whole the increase in debt as compared with 1910 at the end of 1923 was 260 per cent., whereas the volume of production increased 17.07 per cent. and the value of production 51.05 per cent.

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PROPOSE TO LUMP BORROWING RIGHT MUNICIPALITIES

Would Have Schools and Hospital Debts Included

BONDHOLDERS' IDEAS

Importation Recommendations as to Provincial Legislation Made in Report to Mortgage Association

From Annual Report of Committee on Municipal Finances to Dominion Mortgage and Investments Association.

Eighteen towns and cities, together with twenty-two urban school districts, besides numerous rural school districts, have necessitated attention, since the annual report, on the part of this committee and the individual Debenture Holders' Committees. A conservative estimate places the amount involved in these defaults at $12,416,574, made up as follows:

	Unmatured	Arrears
Alberta	$ 1,658,932	$ 344,518
British Columbia ..	606,500	15,421
Quebec	757,000	34,000
Saskatchewan	7,683,297	1,316,906
	$10,705,729	$1,710,845

These amounts do not include any provision for Manitoba School Districts, many of which have been reported in default.

All Alberta defaults have temporarily been adjusted under the supervision of the Board of Public Utility Commissioners, which has superseded the Municipal Finance Commission. In two cases relief previously extended has expired and further relief will be necessary. In one case relief was found unnecessary.

The only British Columbia default which has been reported is under the supervision of the Municipal Inspectors, and interest payments are being made.

In Quebec there has been no adjustment of defaults. In one case the Department of Municipal Affairs is conducting an investigation, and in the other nothing definite has been done.

In Saskatchewan the Local Government Board has made one final order, two temporary orders and given notice of one proposed order. In two cases the Board has declared its inability to make any order. Separate agreements have been arrived at by the Debenture Holders in two cases; these arrangements are for periods of 5 years or less. In one case, that of Melville, negotiations are under way for an agreement. Suit has been brought in the case of Battleford, and appeal lodged against the final order of the Board in the case of Humboldt. Scotland and Sutherland have still to be dealt with.

In Manitoba many rural school districts have been reported in default, but no concerted action has been taken. The Provincial Government has taken steps to alleviate the difficulties of these school districts. This phase will be dealt with again in this report.

Results of Mediation

In Alberta the Board of Public Utility Commissioners has watched very carefully the affairs of defaulting bodies and has kept the Debenture Holders carefully advised of conditions and has cut down controllable expenditures to a reasonable figure.

In Manitoba numerous rural school districts have defaulted mainly owing to the inability of municipalities to collect taxes and pay them over to school districts. In this province there is no special body organized to look into defaults; the Provincial Government has, however, taken steps to guarantee, in an indirect way, the payment of yearly principal and interest.

In Quebec the Provincial Government has established a Bureau of Inspector-Auditors who are specifically charged with supervision of the accounts of municipalities. These inspector-auditors are required to advise municipal officers and to see that the law is being carried out.

In Saskatchewan the supervision of the Local Government Board has not been satisfactory. In most defaulting cases the tendency seems to have been to regard all charges other than debenture charges as preferential and to regard debenture obligations as being the least pressing. The time elapsing between enquiries and orders appears to be excessive, and recommendations in this connection will be made elsewhere in this report. The Local Government Board has continued to exercise careful supervision in the matter of allowing new debenture issues. This is a phase of its work which is entitled to commendation, as it protects very materially the holders of Saskatchewan municipal securities.

Recommendations

It is recommended that representations be made to the Alberta Government with a view to having the ruling of the Board of Public Utility Commissioners changed and the legislation amended so as to make it clear that the required approvals of 60 per cent. consist of 60 per cent. of the gross debenture indebtedness and not, as at present, 60 per cent. of the separate debenture debts of each authority deriving their main revenue from taxation collected through the municipality.

It is recommended that the legislation be sought in Saskatchewan with a view to:

1. Limiting the time of enquiry by the Local Government Board to four months.

2. Having the enquiry declared closed upon failure on the part of the Local Government Board to adjust the finances of the defaulting body satisfactory to the debenture holders.

Limit of Borrowing Powers

In the various provinces these limits are set at a percentage of the assessment for each levying body. If the case of any town is considered, it is found that the town. local school district, hospital, etc., each borrow, each having a separate distinct limit, although the revenue with which to repay in all cases is derived from the same source, namely, taxation of the same land, improvements and income. The result has been that, in all cases, borrowing powers, as applied to a particular locality, have been exceeded and that the same property has to bear the burden of excessive debt charges, caused by the various levying bodies incurring separate debenture debts. The same situation obtains in the case of cities, villages and rural municipalities.

It is recommended that legislation be sought with a view to declaring that the limit of borrowing powers in any locality shall include the borrowing powers of every body which derives its revenue from the same source, that is, if the limit be set at 25 per cent. of the assessment for the town, the debt of the town, school districts, hospital, etc., shall be included in that limit.

How to Meet the Mortgages on Western Canadian Farms

Some Practical Suggestions From a Man Who Has Conducted the Experiments Upon Which he Bases His Advice

By J. G. HANEY,

Superintendent Demonstration Farms, International Harvester Company, Grand Forks, N.D., at Mortgage Association meeting at Winnipeg.

Every farmer and business man in Western Canada must realize that the past several years have emphasized the need for a more reliable source of wealth than small grain. This is because of very poor crops, produced at high cost, and a decline in prices of all farm products. Many farmers are facing ruin, and this condition is extending rapidly to every other line of business. Crops in many localities were entirely ruined by rust at the last minute before harvest. Heavy winds, drifting soil, drouth, floods, heat, frosts, insects, increase in growth of weeds, rust and other plant diseases have all contributed to the failure of our main money crop—wheat. Older farming regions have gone through similar conditions and changed to more live stock and a diversity of crops.

When the inevitable change to diversified farming is made, prosperity will return, because the farmers quit depending on small grain. They grow into live stock, dairying, hogs, chickens, sheep; grow corn, clover, potatoes and other crops which are not affected by such conditions as ruin wheat. They grow their living, and have something to sell every week, instead of buying all the time.

Fifty years ago the centre of spring wheat production was in the Mississippi Valley in Southern Minnesota; now it is west of the Red River Valley along the international line. Southern Minnesota to-day is in the great live stock, dairying, corn and clover region, and land is worth ten times what it was during the wheat growing period. They grow much wheat and other small grains still, but only in a rotation of crops. They have a diversified system of farming and have overcome many of the difficulties that are bringing disaster to our grain growing sections.

Diversified Farming

The fundamental consideration for the future prosperity of this or any other agricultural section is maintaining the productive power of the soil. Decreasing yields, weeds, insects, plant diseases and blowing of the soil are indications of improper handling of the soil. These difficulties are becoming more pronounced each year in the wheat region. Crop production may be influenced to a large extent by weather or climatic conditions; the skill, energy and science employed by the farmer; but the most important factor is the fertility of the soil.

The fertility of the soil—the proportionately small amounts of nitrogen, phosphorus, potassium and vegetable matter—humus—are the farmer's capital stock, his bank account. Normal rich soils contain in the top seven inches, per acre, approximately 8,000 pounds of nitrogen, 2,000 pounds of phosphorus and 30,000 pounds of potassium. The top seven inches of an acre of soil weighs approximately 2,000,000 pounds. Soils require proper handling, so that these small amounts of plant food are made available, or there will be no crop.

A One-Crop System Robs the Soil

The one-crop system of grain farming draws more heavily on the plant food in the soil than any other system, as no provision is made for returning anything for what is taken out. The grain is sold, and often the straw and even some of the stubble is burned, which leaves the soil poorer to the extent of the full amount of plant food required to produce the crop. It takes from the soil approximately twenty-five cents' worth of fertility to produce one bushel of wheat. When the bushel of wheat is hauled away from the land and sold, that fertility is gone, and the soil is just that much poorer. It is not possible to entirely deplete the soil in a short time, as only a small percentage of the necessary elements become available each year, depending largely on how the soil is handled.

Nothing in the world responds more readily to fair treatment than the soil, but there is no reward for the soil robber or shiftless farmer. Have our soils received fair treatment? They have been plowed, summer fallowed, planted, harvested, burned, pastured, driven over, allowed to become weedy, blow away and robbed indiscriminately. Only the natural fertility, the actual sufficiency of rainfall, and the fact that the surface is frozen half the time, has enabled the soil in this region to withstand such treatment to the extent it has. The grain farmer robs the soil of its fertility because he puts nothing back for what he takes away. Old wheat land, manured, planted to a cultivated crop, a clover or grass crop, may be made to double or treble the yield of crops. Adding active organic matter to decay and liberate plant food and improve the physical condition of the soil is what is needed.

Now Is the Time to Diversify

The time of the one-crop grain farmer has passed in this region. A realization of the fundamental importance of soil fertility is essential to the proper appreciation of the importance of a more diversified system of farming—corn, alfalfa, live stock, crop rotation, and the return of as much fertility in the shape of barnyard manure as possible. The farmer who will not start, now, even on a small scale, to devote part of his land to corn, sweet clover, afalfa and grass, and keep enough good stock to utilize these feeds, is courting disaster for himself and the section in which he lives.

How to Diversify

Foundation live stock can be bought to advantage at the present time, and every farmer should in some way secure at least a few head, and grow into live stock. Growing feed makes it possible to rotate crops and secure the benefits derived from such a practice.

Each farmer must work out the rotation best suited to his needs. A three-year rotation of corn, grain, alfalfa or sweet clover, requires plowing only one-third of the land each year, divides up the work and makes it possible to grow feed. The sweet clover has proven the most valuable crop of the three, with us. The sweet clover hay and corn fed to stock will produce enough manure to cover one field each year. This is put on the sweet clover stubble and plowed under for corn. The corn land is disked as a preparation for grain, and sweet clover seeded with the grain. One field is kept in alfalfa and rotated once in five years. Enough stock is kept on the farm to utilize the corn and hay.

Benefits From Diversified Farming or Crop Rotation

There are so many farms that are already experiencing the beneficial results derived from live stock and diversified farming that it would hardly seem worth while arguing the question further. Briefly the farm that is divided into four or more fields, and these fields cropped, pastured and manured, according to a previously arranged program of rotation, has the following advantages:

1. The fertility and physical condition of the soil is maintained by growing clovers and putting manure back on the land—yields will increase.

2. The land does not dry out nor blow so readily—more humus is added.

3. Weeds, wild oats, mustard, quack grass and thistles, plant diseases, etc., are more easily controlled.

4. A variety of feeds is available for live stock, so that none need be bought.

5. The work does not all come at one time, and there is profitable work to be done the year round.

6. Insures against crop failure; a good corn year is usually a poor wheat year, and a poor corn year is usually favorable to small grains. Live stock never fails if feed is available for them. There is always something to sell or eat—eggs, cream, sheep, hogs or cattle.

7. Smaller farms, more people in the community to take an interest in local activities, better roads, schools, churches and homes. Becoming a diversified farmer makes one a better and more satisfied citizen.

Cultivated Crops Needed

Corn is an important crop to consider in making this change. As feed for live stock it has no equal, and the thorough cultivation of the soil, which is secured in growing it, is just what is needed. Properly cultivating a crop of corn, leaves the soil in as good condition for grain as summer fallow, besides the crop pays for the work and makes it possible to return something to the soil. The need of such a crop as corn is so great that every effort possible should be made to grow it successfully. More attention must be given to producing acclimated, home-grown varieties, and carefully saving seed. There will be years, such as 1915 and 1917, when corn will be almost a failure, but there is no crop that is not liable to fail occasionally. In some localities sunflowers may find a place and prove more certain than corn.

The Pit Silo or Trench Silo

A great many farmers hesitate to start raising corn because they have no silo, and are afraid of the expense of erecting one. The pit or trench silo is the solution of this problem. They cost very little cash, do not freeze or blow down; any farmer can build them, and they save feed. A farmer with ten head of cattle could well afford to build a small pit silo which may be filled with very little expense of machinery and would be of incalculable value to him, especially in years of short crops.

Grow Alfalfa and Sweet Clover

Land manured nad planted to corn or potatoes, and properly cultivated, is in the best possible condition for seeding alfalfa or sweet clover, and any land that grows corn or potatoes will successfully produce alfalfa. Corn and alfalfa are complementary, and the feeding of these together produces the best possible results.

Seeding alone on firm, well prepared corn or potato land, either early, before the weeds have started, or June 1, after the weeds have started and been killed by disking, is, perhaps, the most certain method of starting alfalfa. When seeded alone, the weeds will usually need clipping a time or two the first year. If the season is favorable, a fair crop of alfalfa and pigeon grass may be taken off. But unless the growth is so heavy that it would smother the alfalfa, it should be left on the ground. The alfalfa should not be cut so late that it will not make a good growth before winter, and August 1 is the latest it should be cut the first year.

Six to eight pounds of seed per acre is sufficient, depending on the rainfall and condition of the soil at time of seeding. Proper inoculation is essential and pure cultures or soil from old alfalfa or sweet clover field should be used, if alfalfa or sweet clover have not been grown on the land previously. Mixed alfalfa and sweet clover, three to four pounds of each per acre, is a successful method of starting alfalfa. When there is sufficient rainfall, alfalfa or sweet clover may be successfully seeded with small grain. Alfalfa and sweet clover may be seeded in the same manner.

Sweet clover has proven a valuable crop for pasture and for plowing under as green manure, and will work wonders in renewing old wheat land. It may be seeded with the grains, and the next year cut for hay, allowed to go to seed, pastured or plowed under. It will prove of great value, and we urge seeding it extensively.

Making Alfalfa Hay

Alfalfa hay is no more difficult to make than any other kind of hay. It should be cut when the new growth starts at the bottom, or when about one-tenth in bloom. Rake into windows as soon as wilted, and put in tall narrow cocks to cure, or leave in windrows, and stack with sweep rakes. Sweet clover is best for pasture, but makes hay equal to alfalfa when cut and cured properly.

Good alfalfa hay is equal to bran for dairy cows and young stock, and much less grain is required if this hay is available. Alfalfa hay, because of its value, should be fed carefully, and in combination with other feeds, such as silage, corn fodder, straw or prairie hay.

Cows, Sheep, Hogs, Hens

Profitable farming in this region from now on will depend upon increasing, or at least maintaining, the producing power of the soil, and there is no means of doing this except by rotating crops, feeding live stock and putting manure back on the land. Later we may need to supply some mineral elements of plant food.

Having a good pure bred herd of beef breed, milking a few cows, growing hogs or sheep, keeping a flock of poultry, and making a garden, are the most certain means of adding to or increasing the income of the farm. The first purpose of the farm should be to afford a good living for the farmer and his family, and this is most economically done by producing on the farm, so far as possible, everything needed. When this is done there is more money to spend for permanent improvements, comforts and pleasures.

No Royal Road to Success

The foregoing outline of changes in our farming system, which must inevitably be made, from depending on a single crop, to a diversified system of farming, is not attractive to many. It means more work of a character that has caused some men to leave stock and dairy regions, for the reason that grain farming seemed more attractive. Many have seen where the one-crop road was leading and have turned off. The more promptly the change is made, the better. Diversified farming—cutting down the acreage but increasing the yield of small grain by growing corn, clover and rotating crops and feeding live stock—is the road out of the wilderness, so hit the trail. Let's go!

Market Record Listed Trust and Loan Stocks

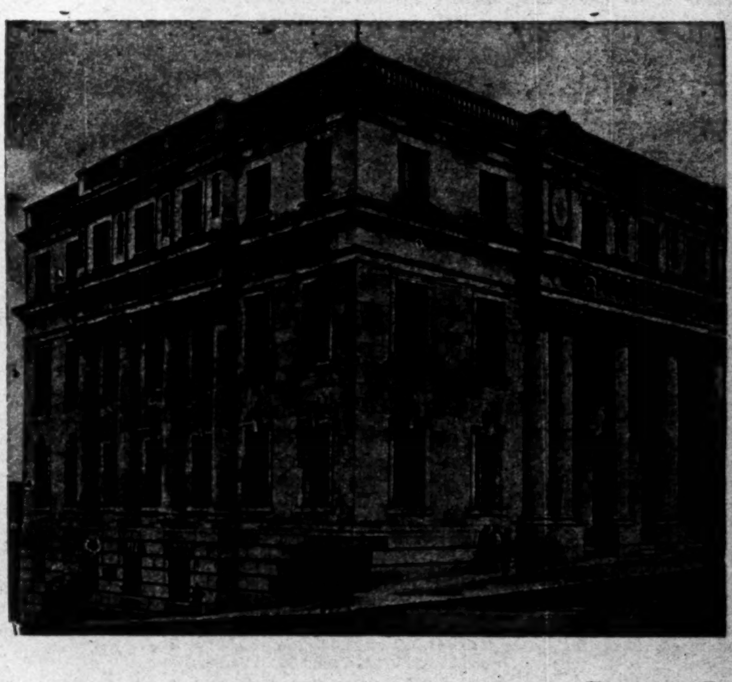
	Par Value	Div. Rate	1923 High	1923 Low	1924 to May 26 High	1924 to May 26 Low	Last Sale	Yield
Canada Landed	$50 pd.	10 + 1	87¼	73	86	80	80	6.88
Can. Permanent	100	12	194	183	187	180	183	6.55
Colonial Invest.	10	6	8¼	7	7	4¾	4¾	....
Hamilton Provident ...	100	10	145	132	146	141	146	6.84
Huron & Erie	100	7 + ½	122	115	125	120	123	6.09
Landed Banking	100	8 + 1	144	144	142	139½	142	6.33
Montreal Loan	25	12 + 1	48	42¾	46¼	46¼	46¼	7.02
National Trust	100	12	215	197	215	210	212	5.66
Ontario Loan	50	10 + 1	87	82	...	...	85	6.46
Real Estate Loan	100	7	95	90	89	85	85	8.23
Toronto Gen. Trusts ..	100	12	210	202	209	202	209	5.74
Toronto Mortgage	50	10	83	78	85¼	81½	85¼	5.86
Union Trust	100	7	98	91½	85	84	85	8.23

ONTARIO SUFFERS FROST

Three nights of frost during the past week have done injury to fruit and early vegetables in many parts of the province, but the results have not yet been fully estimated. Early blossoming strawberries suffered considerably, and such tender plants as tomatoes, tobacco, etc. Orchard bloom does not appear to have been so seriously affected.

CREDIT FONCIER FRANCO-CANADIEN

HEAD OFFICE: MONTREAL



Mortgage Money to Lend
In Amounts to Suit Borrowers

MANAGEMENT
T. R. NELSON R. de ROUMEFORT

Ass't-Manager
J. THEO. LECLERC

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The Eastern Trust Company

Head Office: Halifax, N.S.

WHAT IT IS—

This Company was incorporated by Chap. 84 of the Acts of Parliament of Canada for the year 1893. Its Directors and Local Boards are amongst the best-known business men of Canada and Newfoundland. Its Capital and Reserve are invested in Trustee Securities under the laws of the different Provinces. Its business is carefully examined by Chartered Accountants, Provincial Authorities, and by the Financial Department at Ottawa. It is free and independent of any special interests. Its services are devoted to the prompt administration of business entrusted to it.

WHAT IT DOES—

Under the Charter of Incorporation, it is authorized to undertake and execute every kind of Trust, and to act as Financial Agent. Various departments, have been organized to care for the different offices in which the Company is authorized to act. Securities and money of each Trust are kept separate and distinct from the funds of the Company, in the name of the Trust. Write, or consult us about any of these matters.

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GUELPH AND ONTARIO Investment and Savings Society

GEORGE D. FORBES, President. J. M. PURCELL, Manager.

Authorized Capital	$1,000,000.00
Paid-up Capital	965,080.00
Reserve Fund	869,435.00

The Guelph Trust Company

Managed in connection with the Guelph and Ontario Investment and Savings Society

W. E. PHIN, President. J. M. PURCELL, Manager.

Authorized Capital $1,000,000.00

Head Office, Guelph, Ontario

MORTGAGE COMPANIES SHOW GROWTH IN DEBENTURES DESPITE A DECLINE IN DEPOSITS BY THE PUBLIC; EXPANSION OF THE TRUST COMPANIES CONTINUED

Investments of the Loan Companies Have Been Divided Between Mortgages and Securities—Reports of 54 Mortgage Companies and 43 Trust Companies Indicate a Healthy Growth During the Year

Fifty-four Canadian mortgage companies and forty-three trust companies have contributed their reports to this annual Loan and Trust Review Number of THE FINANCIAL POST.

Analysis shows that on the whole there was a healthy increase in the assets of the trust companies while in the case of the trust companies the modern tendency to employ a corporation as executor is again in evidence. Investments have been enlarged in both mortgages and securities and cash reserves have been somewhat reduced. There has been some reduction of deposits indicating the influence of the developments in banking circles. Following is a summary of what the reports as a whole show:

LOAN COMPANIES

Assets	1921	1922	1923
Mortgages	$179,141,811	$181,687,895	$191,846,210
Other loans	3,468,048	4,032,211	5,310,686
Securities	37,038,234	40,676,486	42,045,794
Real estate and prem.	10,998,481	11,626,456	11,525,575
Cash	10,263,595	11,583,603	9,385,480
Total assets	250,334,176	259,614,108	268,861,185
Liabilities to the Public			
Deposits	$ 28,815,465	$ 29,846,742	$ 27,762,326
Debentures	109,895,254	115,493,672	125,293,383
Total	139,826,178	148,340,412	154,090,070
Liabilities to the Shareholders			
Capital	$ 67,802,371	$ 67,943,789	$ 69,369,400
Reserve	33,243,561	34,781,343	35,870,113
Undiv. profits	2,031,647	2,287,245	3,942,841

Trust Companies' Investments

	1921	1922	1923
Capital account	$ 50,911,278	$ 51,164,465	$ 52,818,462
Guaranteed account	42,521,338	43,349,114	45,169,897
Estates	715,441,716	809,053,280	857,914,804
Total	808,874,273	903,966,886	955,364,128

Explanation of Figures

In the arrangement of the comparative figures, the idea has been to show, for the benefit of shareholders and investors, the relative position of various companies. To do this it has been necessary in the case of profits to establish one general basis and this basis has necessarily been the net profits available after the payment of all charges and expenses. All companies do not use the same system in the presentation of their profit and loss accounts. Some deduct war taxes, for example, from the gross income as part of the operating expenses and show this deduction there; others take the attitude that such taxation is an extraordinary charge and make the deduction after showing net earnings, and still others merely show the net profits in a stated sum after all charges including war taxes, etc., have been paid. It has been necessary, therefore, for comparative purposes, to bring all companies to the basis of those companies which merely show net profits without enumerating charges and expenses. Information given by those companies which give details of expenditures before declaring net profits is presented, after the arrangement of the company's own statement so far as possible.

The Mortgage Companies

BRITISH MORTGAGE LOAN CO. OF ONTARIO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$187,280	$211,327	$208,575	$224,292	$247,368
Interest—					
Debentures	$ 55,294	$ 60,841	$ 63,720	$ 61,558	$ 71,102
Deposits	29,336	32,036	34,449	42,464	49,109
Expenses	11,424	14,229	16,521	18,652	19,257
Com. on loans	695	1,299	1,275	1,985	2,278
Directors' Fees	2,977	3,808	3,639	3,168	4,520
Taxes	4,600	6,562	18,389	11,319	12,248
	$104,326	$118,775	$137,993	$139,146	$158,514
Net profits	$ 82,954	$ 92,552	$ 70,582	$ 85,146	$ 88,854
Bal. forward	7,298	10,257	2,801	3,382	6,435
Add. to Building	......	......	......	10,000	......
	$ 90,252	$102,803	$ 73,383	$ 98,528	$ 95,289
Distribution—					
Dividends	$ 60,000	$ 70,000	$ 60,000	$ 60,000	$ 70,000
Reserve	20,000	30,000	10,000	30,000	20,000
Bal. forward	10,251	2,802	3,382	6,435	5,288
Premises	......	......	......	2,093	......
	$ 90,251	$102,802	$ 73,382	$ 98,528	$ 95,289

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 448,430	$ 48,692	8	10.8	6.8
1913	449,450	50,277	8	11.1	6.9
1914	449,650	49,832	8	11.0	6.7
1915	450,000	54,578	8	12.1	7.2
1916	450,000	63,942	9	14.2	8.3
1917	500,000	62,984	10	12.5	7.9
1918	500,000	73,823	10	14.7	8.2
1919	500,000	82,954	12	16.5	9.1
1920	500,000	92,552	12+2	18.5	9.8
1921	500,000	70,581	12	14.1	7.3
1922	500,000	85,145	12	17.0	8.5
1923	500,000	88,854	12+2	17.7	8.7

B.C. PERMANENT LOAN CO., VANCOUVER

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$224,729	$254,849	$226,595	$211,647	$197,949
Expenses	$ 51,989	$ 52,950	$ 50,703	$ 46,328	$ 45,465
Interest	67,485	57,945	57,025	57,237	58,534
Taxes	10,566	17,486	17,432	22,070	19,445
Written off	2,900	......	......	......	......
	$132,940	$128,381	$125,160	$125,635	$123,444
Net profits	$ 91,789	$126,468	$101,435	$ 86,012	$ 74,505
Bal. forward	102,903	*104,709	41,326	23,989	10,166
	$194,692	$231,177	$142,761	$110,001	$ 84,671
Dividends	$......	$ 74,063	$ 74,844	$ 75,330	$ 75,386
Int. on stocks	1,429	192	183	......	......
Reserve	28,156	105,596	43,744	24,505	......
Contingent	5,000	10,000	......	......	......
Balance	160,107	41,326	23,989	10,166	9,285
	$194,692	$231,177	$142,761	$110,001	$ 84,671

* Less dividend for 1919, paid 15th January, 1920.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	*% Profits Av. Cap.	Earn. Rate
1912	$ 844,297	$146,848	10	19.6	13.5
1913	900,077	132,644	10	15.1	9.7
1914	920,107	84,055	8	9.2	5.4
1915	923,290	53,200	5	5.7	3.3
1916	923,290	57,536	..	6.2	3.6
1917	923,290	45,729	..	5.0	2.8
1918	923,290	76,289	..	8.3	4.3
1919	923,290	91,790	6	9.9	6.5
1920	926,721	126,468	6+2	13,6	7.5
1921	940,763	101,435	6+2	10.9	5.9
1922	941,829	86,012	6+2	9.1	4.9
1923	942,424	74,505	6+2	7.9	4.2

* Per cent. capital, reserve and balance at credit of profit and loss at beginning of year.

BROCKVILLE LOAN & SAVINGS CO., LTD., BROCKVILLE

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$......	$ 55,708	$ 58,713	$ 64,627	$ 68,064
Interest	$......	$ 10,431	$ 11,960	$ 12,296	$ 13,888
*Expenses	......	15,024	14,843	17,136	18,052
	$......	$ 25,455	$ 26,803	$ 29,432	$ 31,940
Profits	†$31,199	$ 30,253	$ 31,910	$ 35,195	$ 36,124
Bal. forward	......	......	3,945	2,775	4,993
Other profits	......	......	......	......	800
	$ 31,199	$ 30,253	$ 35,855	$ 37,970	$ 41,917
Distribution—					
Dividends	$ 21,199	$ 21,308	$ 21,387	$ 22,977	$ 24,114
Reserve	10,000	5,000	11,692	10,000	10,000
Balance	......	3,945	2,776	4,993	7,803
	$ 31,199	$ 30,253	$ 35,855	$ 37,970	$ 41,917

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 227,682	$ 20,649	6	9.0	7.8
1913	236,292	24,289	6	10.4	9.0
1914	264,776	28,801	6	11.4	9.3
1915	289,405	32,770	6	11.6	9.3
1916	294,910	34,689	6	12.0	9.4
1917	301,810	27,954	7	9.3	7.1
1918	302,510	29,160	7	9.6	7.2
1919	303,043	31,199	7	10.3	7.4
1920	305,443	30,253	7	9.9	7.0
1921	305,593	31,909	7	10.4	7.2
1922	336,625	35,195	7	10.7	7.3
1923	348,900	36,124	7	10.5	7.0

† After deducting cost of management, commission, war tax, etc.

* Includes taxes.

CANADA LANDED & NATIONAL INVESTMENT CO., TORONTO.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$445,052	$484,418	$481,364	$433,260	$425,776
In. in deb.	$207,915	$204,611	$191,871	$194,301	$202,747
Taxes	4,257	3,949	3,692	3,843	3,702
Dom. Tax	11,801	15,081	14,718	23,158	16,630
Management	52,640	56,880	57,010	56,851	57,949
Commissions	16,755	9,022	11,649	17,893	12,293
	$293,368	$289,543	$278,940	$296,046	$293,321
Net profits	$151,684	$194,875	$202,424	$137,214	$132,455
Bal. forward	132,987	26,221	50,596	37,519	42,182
	$284,671	$221,096	$253,020	$174,733	$174,637
Distribution—					
Dividends	$108,450	$120,500	$120,500	$120,500	$120,500
Bonus	......	......	......	12,050	12,050
Reserve	150,000	50,000	95,000	......	......
Balance	26,221	50,596	37,519	42,182	42,086
	$284,671	$221,096	$253,020	$174,733	$174,637

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,205,000	$169,569	8	14.0	9.2
1913	1,205,000	190,302	9	15.7	8.9
1914	1,205,000	192,288	9	15.9	8.7
1915	1,205,000	199,201	9	16.9	8.7
1916	1,205,000	170,249	9	14.1	7.1
1917	1,205,000	158,211	9	13.1	6.5
1918	1,205,000	152,288	9	12.6	6.1
1919	1.205,000	151,684	9	12.6	5.9
1920	1,205,000	194,874	10	16.2	7.5
1921	1,205,000	202,424	10	16.7	7.5
1922	1,205,000	137,214	10+1	11.4	5.1
1923	1,205,000	132,455	10+1	11.0	4.9

CANADA MORTGAGE INVESTMENT CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 97,800	$105,524	$ 98,518	$ 95,884	$ 92,076
War Tax	4,092	1,245	1,417	1,322	1,363
Res. for war tax	12,170	8,224	8,007	2,906	6,717
	$ 16,262	$ 9,469	$ 9,424	$ 4,228	$ 8,080
Net profits	$ 81,538	$ 96,055	$ 89,094	$ 91,656	$ 83,996
Bal. forward	33,118	42,084	13,764	28,336	19,240
	$114,656	$138,139	$102,858	$119,992	$103,236
Distribution—					
Dividends	$ 72,572	$ 74,375	$ 74,521	$ 74,624	$ 74,595
Reserve	......	50,000	......	......	......
Balance	42,084	13,764	28,336	19,240	28,641
Written off	......	......	......	26,128	......
	$114,656	$138,139	$102,858	$119,992	$103,236

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,200,000	$100,051	6	8.6	7.1
1913	1,200,484	110,549	6	9.5	7.6
1914	1,208,272	120,972	6	10.1	7.9
1915	1,211,116	121,896	6	10.1	7.7
1916	1,218,227	112,472	6	9.3	6.9
1917	1,223,850	110,059	6	9.0	6.5
1918	1,231,630	101,549	6	8.3	6.0
1919	1,235,954	81,538	6	6.8	5.0
1920	1,239,586	96,055	6	7.7	5.6
1921	1,242,022	89,094	6	7.1	5.0
1922	1,243,740	91,656	6	7.3	5.1
1923	1,243,263	83,996	6	6.7	4.8

CANADA PERMANENT MORTGAGE CORPORATION, TORONTO.

Distribution of Earnings

	1919	1920	1921	1922	1923
†Earn's	$ 827,984	$ 854,277	$ 896,366	$ 903,019	$ 911,798
Bal. for.	172,509	150,493	154,770	271,136	334,156
	$1,000,493	$1,004,770	$1,051,136	$1,174,155	$1,245,954
Distribution—					
Divs.	$ 600,000	$ 600,000	$ 780,000	$ 840,000	$ 840,000
Reserve	250,000	250,000	......	......	......
Car. for.	150,493	154,770	271,136	334,155	405,954
	$1,000,493	$1,004,770	$1,051,136	$1,174,155	$1,245,954

† After interest, taxes and expenses and all charges and losses.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$6,000,000	$826,799	9	13.7	8.5
1913	6,000,000	884,626	10	14.7	8.8
1914	6,000,000	876,765	10	14.6	8.4
1915	6,000,000	872,105	10	14.5	8.2
1916	6,000,000	866,126	10	14.4	8.0
1917	6,000,000	852,325	10	14.2	7.6
1918	6,000,000	824,532	10	13.7	7.2
1919	6,000,000	827,984	10	13.8	7.1
1920	6,000,000	854,277	10	14.2	7.1
1921	7,000,000	896,366	12	†13.79	6.8
1922	7,000,000	903,019	12	12.90	6.3
1923	7,000,000	911,798	12	13.0	6.3

† $6,000,000 for the first six months and $7,000,000 for second six months.

CENTRAL CANADA LOAN & SAVINGS CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$210,822	$212,348	$211,921	$210,274	$228,839
Patriotic	3,693	5,581	3,385	3,192	3,557
Taxes	......	......	8,673	7,905	7,925
	$ 3,693	$ 5,581	$ 12,058	$ 11,097	$ 11,482
Net profits	$207,129	$206,767	$199,863	$199,177	$217,357

The Real Estate Loan Company
OF CANADA, LIMITED

Established Under Dominion Charter, 1883

5 1-2 per cent. paid on Currency Debentures for two years and over

THE debentures of this Company are issued on an especially conservative basis, being limited by by-law to the amount of the fully paid capital and reserve of the Company. As this Company does not take deposits, its debentures are a first charge upon the whole assets of the Company.

Directors:
EDMUND WRAGGE, M.I.C.E., President.
H. W. MICKLE, K.C., Vice-President.
WM. A. COOKE.
H. WILBERFORCE AIKINS, M.D.
E. L. MORTON, Managing Director.

Manitoba Agent: ALEXANDER BAIN, Winnipeg, Man.
British Columbia Agents: LONDON & BRITISH NORTH AMERICA CO., Ltd., Vancouver, B.C.
Alberta Agents: SCARTH AGENCIES, LTD., Edmonton, Alta.
Financial Agents in Scotland: MARTIN CURRIE & CO., C.A., Edinburgh.
Bankers in Canada: IMPERIAL BANK OF CANADA
Bankers in Scotland: THE NATIONAL BANK OF SCOTLAND, LTD.

Additional information may be obtained from office of the Company.

28 Wellington St. East, Toronto, Ont. or *Edinburgh, Scotland*

The Ontario Loan and Debenture Company
London - - Ontario

Incorporated and Established 1870

Fifty Third Annual Statement (condensed)—Year ended 31st December, 1923

ASSETS		LIABILITIES	
Office Premises and other Real Estate	$ 124,552.70	To the Public—	
Mortgages — Principal, $5,120,561.38; Interest, $174,803.51	5,295,364.89	Debentures—Sterling and Currency	$3,234,472.68
Loans on Stocks and Bonds	35,914.50	Deposits	811,099.40
Securities of United Kingdom, Dominion and Provinces of Canada, Canadian Municipalities and Securities guaranteed by Dominion and Provinces of Canada	2,784,961.07		$4,045,572.08
Cash in Chartered Banks	163,559.75	To the Shareholders—	
		Capital paid in	1,750,000.00
		Reserve Fund	2,500,000.00
		Quarterly Dividend and a Bonus of 1% payable 2nd January, 1924	61,250.00
		Profit and Loss Account, Balance carried forward	47,530.83
	$8,404,352.91		$8,404,352.91

BOARD OF DIRECTORS
ALFRED M. SMART, President. C. R. SOMERVILLE, Vice-President.
W. M. GARTSHORE, JOHN G. RICHTER, JOHN M. DILLON, ARTHUR T. LITTLE.
THOMAS H. MAIN, Manager.

For 53 years the Company has continuously paid Dividends averaging 7½% per annum. Last year 4 quarterly dividends of 2½% were paid and in addition a bonus of 1% for the year, making a dividend distribution for 1923 of 11%.

As shown by the above Annual Statement the Assets ($8,404,352.91) are more than double the Liabilities to the Public ($4,045,572.08), a position of strength and security which speaks for itself.

THE WATERLOO TRUST AND SAVINGS COMPANY

OFFICES
KITCHENER WATERLOO GALT

4% Interest Paid on Deposits
ESTATES ADMINISTERED

P. V. WILSON, *Managing Director* T. HILLIARD, *President*

The Hamilton Provident and Loan Corporation
Established 1871

Corner King and Hughson Streets, HAMILTON, Ontario

GEORGE HOPE, President
HENRY L. ROBERTS, Vice-President

Directors
W. A. WOOD LIEUT.-COL. WM. HENDRIE
STANLEY MILLS D. M. CAMERON

Capital Subscribed $2,000,000.00
Capital Paid Up $1,200,000.00
Reserve and Undivided Profits $1,446,545.31
Total Assets $5,097,249.42

DEBENTURES—issued in sums of $100 and upwards, for terms of from one to five years at 5½%, payable half-yearly.

SAVINGS DEPARTMENT—Deposits received and interest allowed on DAILY BALANCES at 3½%, compounded or payable half-yearly. Withdrawals can be made by cheque.

TRUSTEES AND EXECUTORS—are authorized by by-law to invest Trust Funds in the Debentures and Savings Department of this Corporation.

MONEY TO LOAN—on First Mortgages on productive property.

D. M. CAMERON, General Manager

LEGAL

LEWIS DUNCAN
Barrister & Solicitor

Counsel in Bankruptcy, Assignment, Composition, and Winding-up Proceedings.

Author of "The Law and Practice of Bankruptcy in Canada."

Federal Building, 85 Richmond St. W., Toronto, Canada.
Cable Address: "Bankruptcy" Toronto.

PATENTS

S. R. W. ALLEN
Solicitor of Patents

Patents and Trade Marks in all Countries

Validity and Infringement Investigations

11 Place d'Armes, Montreal

CONTRACTORS

Anglin - Norcross
(LIMITED)

Contracting Engineers and Builders

MONTREAL TORONTO HALIFAX

HERBERT HORNER
Architect
73 King St. West, TORONTO.
Economy in Design
Efficiency in Administration.

STEAM YACHT BARGAIN

For sale, steam yacht at great bargain. Now on Lake Ontario. Cost originally $76,000.00. It is good as new. Length 131 ft., beam 17 ft., draft 6 ft., 750 h.p. Average speed 15 miles.

Box 17,
The Financial Post

THE ROYAL TRUST Co
EXECUTORS AND TRUSTEES

BEAUBIEN, BUSFIELD & COMPANY
CONSULTING ENGINEERS
2 PLACE D'ARMES, MONTREAL
De Gaspe Beaubien J. L. Busfield

The Correct Floor for Fine Offices

The correct flooring for a splendidly furnished office or board room is Red Deer brand Selected Red 13-16 Birch. This flooring is unsurpassed for great richness of tone and color, maintains a high gloss, and is as smooth as a mirror. Red Deer brand Birch is much in demand for offices, schools, colleges, homes, apartment houses, and other large buildings. For particulars write Muskoka Wood Mfg. Co., Limited, Huntsville, Ontario.

Red Deer brand birch Hardwood Flooring

Bal. forward	92,074	124,208	103,470	128,332	152,509
	$299,208	$330,970	$303,333	$327,509	$369,866
Distribution—					
Dividends	$175,000	$227,500	$175,000	$175,000	$175,000
Bonus	......	......	......	......	35,000
Balance	124,208	103,470	128,333	152,509	159,866
	$299,208	$330,970	$303,333	$327,509	$369,866

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,750,000	$282,504	10	16.1	8.5
1913	1,750,000	285,816	10	16.3	8.3
1914	1,750,000	215,567	10	12.3	6.0
1915	1,750,000	214,052	10	12.2	6.0
1916	1,750,000	208,811	10	12.2	5.9
1917	1,750,000	191,810	10	11.2	5.2
1918	1,750,000	193,211	10	11.4	5.4
1919	1,750,000	207,129	10	12.1	5.8
1920	1,750,000	206,787	10+3	12.1	5.7
1921	1,750,000	199,863	10	11.4	5.5
1922	1,750,000	199,177	10	11.4	5.5
1923	1,750,000	217,357	10+2	12.4	5.9

COLONIAL INVESTMENT & LOAN CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Net revenue	$136,433	$168,990	$ 69,425	$ 40,680	$ 12,285
Bal. forward	27,213	16,161	43,634	37,986	4,180
Trans. from res.	50,000	......	......	......	25,000
	$213,646	$185,151	$113,059	$ 78,666	$ 41,465
Distribution—					
Dividends	$147,485	$141,517	$ 75,073	$ 74,486	$ 37,565
Reserve	50,000	......	......	......	......
Balance	16,161	43,634	37,986	4,180	3,900
	$213,646	$185,151	$113,059	$ 78,666	$ 41,465

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1913	$2,448,440	$187,783	6	8.2	7.4
1914	2,451,803	178,588	5½	7.3	6.5
1915	2,452,868	163,884	5	7.0	6.8
1916	2,453,995	154,717	6	6.4	5.5
1917	2,455,375	155,479	6	6.3	5.2
1918	2,456,402	154,935	6	6.3	5.4
1919	2,458,421	136,433	6	5.5	4.7
1920	2,250,926	168,990	6	7.7	6.2
1921	1,251,382	69,425	6	5.5	4.1
1922	647,988	40,680	6	6.3	4.1
1923	648,330	12,285	6	2.0	1.3

CROWN SAVINGS & LOAN CO., PETROLEA

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 40,945	$ 44,442	$ 44,731	$ 47,083	$ 46,742
In. on deb. & dep.	$ 10,371	$ 10,354	$ 11,021	$ 16,949	$ 17,253
Bank int.	4,080	5,064	5,416	......	......
Expense	4,226	4,963	5,670	5,603	6,346
Taxes, etc	1,153	3,751	3,079	2,906	2,434
Writ. off prm.	568	288	281	305	410
	$ 20,397	$ 24,420	$ 25,467	$ 25,763	$ 26,443
Net profits	$ 20,548	$ 20,022	$ 19,264	$ 21,320	$ 20,299
Bal. forward	7,409	7,493	7,551	7,646	3,582
	$ 27,957	$ 27,515	$ 26,815	$ 28,966	$ 23,881
Distribution—					
Dividends	$14,463	$ 14,463	$ 15,668	$ 15,668	$ 15,668
Reserve	6,000	5,500	3,500	4,000	4,000
Balance	17,494	7,551	7,646	3,582	4,213
Off invest.	......	......	......	5,716	......
	$ 27,957	$ 27,515	$ 26,815	$ 28,966	$ 23,881

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1915	$ 236,700	$ 17,454	6	7.4	5.7
1916	238,000	17,970	6	7.8	5.8
1917	241,050	18,235	6	8.0	6.0
1918	241,050	19,467	6	8.0	6.0
1919	241,050	20,548	6	8.5	6.2
1920	241,050	20,022	6	8.4	6.0
1921	241,050	19,264	6+½	8.0	5.6
1922	241,050	21,320	6+½	8.8	6.0
1923	241,050	20,299	6+½	8.4	5.8

DEBENTURE COMPANY OF CANADA, REGINA, SASK.

	1919	1920	1921	1922	1923
Earnings	$ 3,629	$ 6,133	$ 9,873	$ 14,633	$ 17,460
Income tax	......	......	276	811	1,297
Written off	......	428	273	273	273
Net profits	$ 3,629	$ 5,705	$ 9,324	$ 13,549	$ 15,890
Bal. forward	188	292	190	230	921
	$ 3,817	$ 5,997	$ 9,514	$ 13,779	$ 16,811
Distribution—					
Dividends	$ 3,525	$ 5,806	$ 9,283	$ 12,857	$ 16,270
Balance	292	191	230	922	541
	$ 3,817	$ 5,997	$ 9,514	$ 13,779	$ 16,811

EASTERN CANADA SAVINGS & LOAN CO., HALIFAX

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$139,295	$153,580	$161,211	$169,055	$174,897
Int. on debs.	$ 49,531	$ 49,133	$*56,724	$*63,790	$*69,919
Int. on dep.	10,717	11,849	......	......	......
Management	16,520	21,144	27,587	30,140	29,255
Taxes	4,213	2,273	10,019	9,974	10,261
Written off	871	1,091	1,025	1,151	1,462
War tax	5,521	......	......	......	......
Income tax	......	8,787	......	......	......
	$ 87,383	$ 94,277	$ 95,355	$105,055	$110,897
Net profits	$ 51,912	$ 59,303	$ 65,856	$ 64,000	$ 64,000
Distribution—					
Dividends	$ 32,912	$ 44,967	$ 56,856	$ 60,000	$ 60,000
Reserve	19,000	14,336	9,000	4,000	4,000
	$ 51,912	$ 59,303	$ 65,856	$ 64,000	$ 64,000

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 250,000	$ 26,500	7	10.6	7.4
1913	250,000	29,500	7	11.8	8.0
1914	250,000	29,000	8	11.6	7.6
1915	250,000	31,000	8	12.4	8.1
1916	359,450	37,865	8	12.0	8.2
1917	372,890	43,932	8	12.2	8.0
1918	375,000	43,426	8	11.7	7.6
1919	502,300	51,912	8	12.6	8.2
1920	600,000	59,303	8	10.6	7.4
1921	749,840	65,856	8	9.2	6.5
1922	750,000	64,000	8	8.5	6.1
1923	750,000	64,000	8	8.5	6.1

* Interest on debentures and deposits.

EAST LAMBTON FARMERS' LOAN & SAVINGS CO., FOREST, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 29,910	$ 30,404	$ 28,823	$ 32,254	$ 34,884
Interest—					
On deposits	$ 4,442	$ 4,642	$ 4,883	$ 5,544	$ 4,908
On debentures	4,279	4,496	4,818	5,835	7,126
Expenses	2,360	2,583	2,517	2,471	3,212
Taxes	997	2,662	2,419	2,296	2,556
	$ 12,078	$ 14,383	$ 14,637	$ 16,146	$ 17,802
Net profits	$ 17,832	$ 16,021	$ 14,186	$ 17,108	$ 17,002
Prm. on stock	290	670	410	20	......
	$ 18,122	$ 16,691	$ 14,596	$ 17,128	$ 17,002
Distribution—					
Dividend	$ 13,251	$ 13,391	$ 13,596	$ 13,629	$ 13,629
Reserve	4,871	3,300	1,000	3,499	3,372
	$ 18,122	$ 16,691	$ 14,596	$ 17,128	$ 17,003

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1913	$ 200,000	$ 12,715	6	6.3	5.8
1914	209,825	14,183	6	7.0	6.1
1915	213,250	16,432	6	7.8	7.0
1916	217,000	15,411	6	7.3	6.0
1917	220,100	16,167	6	7.3	6.0
1918	200,200	16,145	6	7.3	6.0
1919	221,650	17,832	6	8.0	6.4
1920	225,000	16,021	6	7.1	5.7
1921	227,050	14,186	6	6.4	5.0
1922	227,150	17,108	6	7.8	5.7
1923	227,150	17,002	6	7.7	5.6

EMPIRE LOAN COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$x26,462	$x33,880	$ 27,201	$ 26,272	$ 16,235
Bal. forward	18,232	10,447	x5,387	1,298	2,109
Reserve trans.	......	......	......	......	75,000
	$ 44,694	$ 44,327	$ 32,588	$ 27,570	$ 93,344
Distribution—					
Dividend	$ 24,219	$ 27,623	$ 31,262	$ 25,432	$ ......
Instal. shareh.	27	27	28	29	......
Reserve	10,000	10,000	......	......	......
Balance	10,447	6,677	1,298	2,108	856
Deprec. in secs.	......	......	......	......	92,488
	$ 44,694	$ 44,327	$ 32,588	$ 27,570	$ 93,344

x—Less Income Taxes.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 604,755	$ 17,766	—	3.0	2.6
1919	607,226	26,462	4	4.3	3.7
1920	620,761	33,880	4½	5.4	4.7
1921	631,481	27,201	5	4.4	3.7
1922	636,597	26,272	4	4.1	3.7
1923	638,055	16,235	—	2.5	2.1

FRONTENAC LOAN AND INVESTMENT SOCIETY, KINGSTON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 18,132	$ 17,498	$ 17,387	$ 17,537	$ 17,205
Interest	1,514	1,280	1,236	1,042	1,173
Expenses	4,644	5,018	5,870	5,212	5,433
	$ 6,158	$ 6,398	$ 7,106	$ 6,254	$ 6,606
Net profits	$ 11,974	$ 11,100	$ 10,281	$ 11,283	$ 10,599
Dividends	11,000	10,000	10,000	11,000	10,000
Balance	973	1,100	282	283	99
Real estate	......	......	......	......	500
	$ 11,973	$ 11,100	$ 10,282	$ 11,283	$ 10,599

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1914	$ 200,000	$ 10,900	5	5.4	4.8
1915	200,000	11,500	5	5.8	5.0
1916	200,000	11,550	5	5.8	5.0
1917	200,000	12,432	5½	6.2	5.4
1918	200,000	12,059	5½	6.0	5.0
1919	200,000	11,974	5½	5.9	4.9
1920	200,000	11,100	5	5.5	4.8
1921	200,000	10,281	5	5.1	4.4
1922	200,000	11,283	5½	5.6	4.8
1923	200,000	10,599	5	5.2	4.2

GREAT WEST PERMANENT LOAN COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
xNet profits	$161,598	$157,715	$129,069	$ 6,313	$†63,658
Bal. forward	......	15,867	2,863	11,180	17,444
	$161,598	$173,582	$131,932	$ 17,493	$ 46,164
Distribution—					
Dividends	$ 60,190	$120,719	$120,752	$	$ ......
Reserve	85,540	50,000	......	......	......
Balance	15,868	2,863	11,180	17,493	......
	$161,598	$173,582	$131,932	$ 17,493	$ 46,164

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$2,247,298	$225,849	9	11.0	8.6
1913	2,356,025	265,301	9	11.6	9.1
1914	2,400,484	244,266	9	10.1	7.9
1915	2,410,925	203,667	‡8	8.4	6.6
1916	2,411,862	208,253	8	8.7	6.7
1917	2,412,566	206,338	5	8.5	6.6
1918	2,412,578	207,879	..	8.6	6.8
1919	2,413,018	161,598	5	6.7	5.0
1920	2,414,663	157,715	5	6.5	4.0
1921	2,415,863	129,069	5	5.3	4.0
1922	2,417,120	6,313	..	.2	..
1923	2,417,311	† 63,658	..	..	..

x After deducting expenses, taxes, interest, etc.
‡ For first half of year 9 per cent. was paid and 7 per cent. in the last half.
† Loss.

GREY AND BRUCE LOAN CO., OWEN SOUND

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 51,014	$ 50,094	$ 49,349	$ 51,855	$ 55,309
Interest—					
Debentures	$ 6,021	$ 5,783	$ 4,987	$ 4,566	$ 5,049
Deposits	5,416	5,439	6,364	7,068	8,451
Taxes	2,625	3,118	6,410	4,064	4,612
Fees	449	580	592	538	538
War Tax	447	508	474	418	537
Expenses	3,943	4,167	3,859	4,851	5,715
	$ 18,901	$ 19,595	$ 22,686	$ 21,505	$ 24,902
Net profits	$ 32,113	$ 30,499	$ 26,663	$ 30,350	$ 30,407
Bal. forward	30	484	......	......	......
	$ 32,143	$ 30,983	$ 26,664	$ 30,350	$ 30,407
Distribution—					
Dividends	$ 26,659	$ 26,663	$ 26,663	$ 26,663	$ 26,663
Reserve	5,000	2,000	......	2,000	2,000
Balance	484	......	......	......	......
Contingent	......	2,319	......	1,687	1,369
Premises	......	......	......	......	375
	$ 32,143	$ 30,983	$ 26,663	$ 30,350	$ 30,407

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$440,880	$ 26,632	6	7.6	6.8
1913	442,730	28,008	6	6.7	6.0
1914	443,895	29,824	6	6.7	6.1
1915	443,895	29,751	6	6.7	5.8
1916	444,145	29,601	6	7.0	6.2
1917	444,145	30,971	6	7.2	6.4
1918	444,175	34,273	6	7.8	6.9
1919	444,350	32,113	6	7.3	6.3
1920	444,380	30,499	6	6.9	5.9
1921	444,380	26,663	6	6.0	5.1
1922	444,380	30,350	6	6.9	5.8
1923	444,380	30,407	6	6.9	5.8

GUELPH AND ONTARIO INVESTMENT AND SAVINGS SOCIETY, GUELPH

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	x$142,771	x$117,663	$131,456	$118,170	$261,336
Taxes	......	......	$ 5,576	$ 11,112	$ 10,734
Expenses	......	......	927	......	159,064
	$	$	$ 6,503	$ 11,112	$169,798
Profits	$143,771	$117,663	$124,953	$107,058	$ 91,538
Bal. forward	31,415	34,842	25,767	54,231	74,433
	$175,186	$152,505	$150,720	$161,289	$165,971
Dividends	90,344	96,332	96,489	86,856	77,206
Reserve	50,000	30,000	......	......	50,000
Forward	34,842	26,783	54,231	74,433	38,765
	$175,186	$152,505	$150,720	$161,289	$165,971

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$524,000	$104,629	10	19.9	11.3
1913	594,370	109,057	10	18.3	10.6

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10 Metcalfe Street, Ottawa — Temple Building, Toronto

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BRANTFORD, ONTARIO
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Chas. B. Heyd - Vice-President
A. J. Wilkes, K.C. — E. A. Mott
A. K. Bunnell, F.C.A. — F. Grobb
W. G. Helliker, Manager

Authorized Capital $1,000,000.00
Reserve Fund 520,000.00
Total Assets 2,615,000.00

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Executors—Trustees—Guardians
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G. R. HARRISON, Secretary.
162 HOLLIS ST. HALIFAX, N.S.

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Branch Offices:
London (four), Toronto, Chatham, Windsor, St. Thomas, Winnipeg, Regina, Edmonton and Victoria.

Toronto Branch: 14 King St. East.

T. G. MEREDITH, K.C., President. — HUME CRONYN, General Manager.

1914	608,310	114,024	10	18.8	9.9
1915	643,695	122,180	10	19.5	9.9
1916	711,983	130,668	10	18.4	10.0
1917	782,701	129,398	10	17.0	8.5
1918	847,847	123,508	10	14.8	7.6
1919	923,233	143,771	10	15.9	8.7
1920	964,840	117,663	10	12.4	6.6
1921	965,080	124,953	10	13.0	6.7
1922	965,080	107,056	9	11.0	5.7
1923	965,080	91,538	8	9.5	4.9

x Taxes and expenses deducted.

HAMILTON PROVIDENT AND LOAN SOCIETY, HAMILTON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$320,051	$338,720	$337,176	$346,588	$360,654
Interest	$ 97,147	$ 97,550	$ 96,353	$102,033	$107,439
Expenses	38,908	46,419	45,746	47,926	46,201
Com. on loans	5,695	4,275	3,822	4,330	5,914
Inspect'n of land	7,641	9,245	7,791	7,304	6,890
Government tax	x10,930	3,919	x26,539	x22,954	x20,796
War tax	......	15,417	......	......	......
	$160,321	$176,825	$180,251	$184,547	$187,240
Net profits	$159,730	$161,895	$156,925	$162,041	$173,414
From conting't.	......	......	......	7,959	......
	$159,730	$161,895	$156,925	$170,000	$173,414
Distribution—					
Dividends	$108,000	$108,000	$120,000	$120,000	$120,000
Reserve	50,000	50,000	......	50,000	50,000
Contingent	1,730	3,894	36,925	......	3,414
	$159,730	$161,894	$156,925	$170,000	$173,414

x Includes war tax.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,160,000	$143,740	7	12.4	7.4
1913	1,200,000	148,042	7	12.4	7.4
1914	1,200,000	160,842	8	13.4	7.8
1915	1,200,000	161,449	8	13.4	7.6
1916	1,200,000	173,031	8	14.4	8.2
1917	1,200,000	168,482	8	14.0	7.7
1918	1,200,000	160,846	8	13.3	7.0
1919	1,200,000	159,730	9	13.2	6.6
1920	1,200,000	161,895	9	13.4	6.7
1921	1,200,000	156,925	10	13.0	6.2
1922	1,200,000	170,000	10	14.1	6.8
1923	1,200,000	173,414	10	14.4	6.6

HOME INVESTMENT AND SAVINGS ASSOCIATION WINNIPEG, MAN.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$101,231	$106,411	$ 89,682	$ 67,491	$ 80,490
Taxes	$ 1,192	$ 1,129	$ 1,267	$ 1,365	$ 8,472
War and inc. tax	8,798	10,241	6,802	6,990	......
	$ 9,990	$ 11,370	$ 8,069	$ 8,355	$ 8,472
Net profits	$ 91,241	$ 95,041	$ 81,613	$ 79,136	$ 72,018
Prem. on stock	50	10	10	......	......
Bal. forward	63,065	74,463	90,122	97,244	96,968
Adjust. of taxes	......	......	4,947	......	1,150
	$154,356	$169,514	$176,692	$176,380	$167,836
Distribution—					
Dividends	$ 79,358	$ 79,392	$ 79,404	$ 79,412	$ 79,416
Balance	74,998	90,122	97,288	96,968	38,420
Contingent	......	......	......	......	50,000
	$154,356	$169,514	$176,692	$176,380	$167,836

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$856,511	$124,721	9	14.5	10.7
1913	862,490	134,598	9	15.6	10.8
1914	969,300	134,387	9	14.5	9.8
1915	981,726	123,059	9	12.6	8.3
1916	984,481	111,006	9	11.2	7.4
1917	989,131	108,497	9	11.0	7.1
1918	991,928	101,578	8	10.3	6.6
1919	992,352	91,241	8	9.2	6.0
1920	992,462	95,041	8	9.6	6.0
1921	992,630	81,613	8	8.2	5.5
1922	992,674	79,136	8	8.0	5.0
1923	992,721	72,018	8	7.2	4.5

HUDSON BAY MORTGAGE CORPORATION, VANCOUVER, B.C.

Distribution of Earnings

	1920	1921	1922	1923
Profits	$ 3,514	$ 4,719	$ 5,482	$ 3,721
Balance forward	1,584	2,476	2,862	3,991
	$ 5,098	$ 7,195	$ 8,344	$ 7,712
Dividend	2,622	4,333	4,354	4,354
Balance	2,476	2,862	3,990	3,358
	$ 5,098	$ 7,195	$ 8,344	$ 7,712

HURON AND ERIE MORTGAGE CORPORATION LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$535,610	$549,600	$561,123	$565,548	$570,036
Taxes	$ 27,288	$ 34,521	$ 29,679	$ 44,066	$ 49,474
War tax	11,585	9,136	......	......	......
Patriotic	3,700	......	......	......	......
	$ 42,573	$ 43,657	$ 29,679	$ 44,066	$ 49,474
Net profits	$493,037	$505,943	531,444	$521,482	$520,562
Bal. forward	23,337	16,317	22,317	53,761	25,243
	$516,374	$522,317	$553,761	$575,243	$545,805
Distribution—					
Dividends	$300,000	$350,000	$350,000	$350,000	$350,000
Reserve	200,000	150,000	150,000	200,000	150,000
Balance	16,374	22,317	53,761	25,243	25,701
Premiums	......	......	......	......	20,104
	$516,374	$522,317	$553,761	$575,243	$545,805

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$2,100,000	$332,220	11	16.3	7.8
1913	2,100,000	368,588	12	17.5	8.4
1914	2,406,201	400,116	12	17.3	8.5
1915	2,458,415	409,203	12	17.0	7.8
1916	2,500,000	419,262	12	16.4	7.7
1917	2,500,000	421,151	12	17.0	7.4
1918	2,500,000	446,668	12	17.8	7.9
1919	5,000,000	493,037	6	9.8	8.3
1920	5,000,000	505,943	6+1	10.1	8.4
1921	5,000,000	531,444	6+1	10.6	8.4
1922	5,000,000	521,482	7	10.4	8.0
1923	5,000,000	520,562	7	10.4	7.8

INDUSTRIAL MORTGAGE AND SAVINGS COMPANY SARNIA, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$156,075	$165,676	$177,560	$176,846	$188,327
Interest—					
Debenture	$ 32,257	$ 36,397	$ 40,223	$ 45,616	$ 51,913
Deposits	27,856	29,266	32,775	30,440	30,929
Expenses	11,882	13,226	13,733	13,306	13,678
Registration	270	423	295	427	295
Taxes	4,625	6,248	16,473	12,151	10,596
Com. on loans	1,729	1,967	2,344	2,180	2,159
Written off	1,500	1,665	......	......	......
Gen. interest	......	......	606	164	......
	$ 80,119	$ 89,192	$106,449	$104,284	$109,570
Net profits	$ 75,956	$ 76,484	$ 71,111	$ 72,562	$ 78,757
Bal. forward	510	742	88	398	810
	$ 76,466	$ 77,226	$ 71,199	$ 72,960	$ 79,567
Distribution—					
Dividends	$ 50,723	$ 57,138	$ 50,800	$ 57,150	$ 57,150
Reserve	25,000	20,000	20,000	15,000	22,000
Balance	743	88	399	810	417
	$ 76,466	$ 77,226	$ 71,199	$ 72,960	$ 79,567

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 563,089	$ 53,687	7	9.5	6.9
1914	589,056	58,510	7	9.8	7.1
1915	599,122	57,936	7	10.4	6.6
1916	601,297	64,987	7½	10.8	7.0
1917	633,750	68,213	8	11.0	7.2
1918	633,850	68,708	8	10.9	6.9
1919	634,100	75,956	8	11.0	7.5
1920	635,000	76,484	8+1	12.1	7.4
1921	635,000	71,111	8	11.3	6.6
1922	635,000	72,562	9	11.4	6.6
1923	635,000	78,757	9	12.5	7.0

INTERNATIONAL LOAN COMPANY, WINNIPEG, MAN.

Distribution of Earnings

	x1921	1922	1923
Earnings	$ 28,566	$ 48,452	$ 36,605
Expenses	$ 9,519	$ 19,001	$ 32,598
Written off expense	9,517	13,438	......
Taxes	1,550	......	2,152
	$ 20,586	$ 32,439	$ 34,750
Net profits	$ 7,980	$ 16,013	$ 1,855
Balance forward	7,472	14,629	30,642
Prem. on stock	......	......	7,912
	$ 15,452	$ 30,642	$ 40,409
Account written off	$ 548	$	$ ......
Balance of dividend	274	......	......
Balance	14,629	30,642	40,409
	$ 15,452	$ 30,642	$ 40,409

x For seven months.

INVESTORS' MORTGAGE SECURITY CO., SCOTLAND

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$687,525	$781,855	$746,990	$779,110	$810,620
Directors' fees	$ 27,775	$ 28,230	$ 28,345	$ 28,635	$ 31,665
Expenses	19,510	18,960	15,020	17,305	20,955
Interest	163,830	172,720	176,876	193,785	210,055
Income tax	190,680	198,225	152,890	180,175	189,495
	$401,795	$413,135	$373,131	$419,950	$452,170
Profits	$285,730	$369,720	$373,859	$ 359,160	$358,450
Bal. forward	73,635	68,900	71,260	77,740	79,360
	$359,365	$437,620	$445,119	$436,900	$437,810
Distribution—					
Dividends	$259,000	$273,000	$273,000	$282,750	$297,375
Reserve	31,465	93,360	......	50,000	39,245
Contingent	......	......	94,375	24,790	8,570
Balance	68,900	71,260	77,744	79,360	92,620
	$359,365	$437,620	$445,119	$436,900	$437,810

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$3,750,000	$325,345	9½	8.8	8.2
1913	5,000,000	399,840	10½	8.0	8.1
1914	5,000,000	433,840	10½	8.6	6.6
1915	5,000,000	394,870	10½	7.8	5.9
1916	5,000,000	395,150	11	7.9	6.0
1917	5,000,000	343,855	11	6.8	5.2
1918	5,000,000	274,045	11	5.5	4.0
1919	5,000,000	285,730	11	5.7	4.2
1920	5,000,000	368,720	12	7.3	5.4
1921	5,000,000	373,859	12	7.4	5.4
1922	5,000,000	359,160	12	7.1	5.2
1923	6,249,400	358,450	12	5.5	4.2

In the foregoing analysis the company's figures in sterling have been converted on the basis of $5 to the £.

LAMBTON LOAN AND INVESTMENT COMPANY, SARNIA, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$198,616	$203,090	$	$222,592	$241,576
Interest—					
Debentures	$ 24,200	$ 30,500	$	$ 40,000	$ 52,428
Deposits	40,726	42,357	......	40,195	42,008
Taxes	4,674	8,504	......	16,383	14,851
Expenses	14,085	16,013	......	19,501	20,873
Commissions	195	110	......	66	166
Gen. interest	......	......	......	2,891	......
	$ 83,880	$ 97,484	$	$119,086	$129,821
Profits	$114,736	$105,606	$105,642	$103,556	$111,755
From contingent	......	......	......	......	12,873
	$114,736	$105,606	$105,642	$103,556	$124,628
Distribution—					
Dividends	$ 78,975	$ 78,975	$ 78,975	$ 78,975	$ 78,975
Reserve	35,761	25,000	25,000	20,000	25,000
Contingent	......	93	1,667	4,580	......
Premises	......	737	......	......	......
Furniture	......	800	......	......	......
Balance	......	......	......	......	20,653
	$114,736	$105,606	$105,642	$103,556	$124,628

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 789,750	$ 89,460	9	11.8	6.4
1913	789,750	94,750	9	12.1	6.8
1914	789,750	90,004	8	11.4	6.4
1915	789,750	93,234	8	11.8	6.0
1916	789,750	100,412	8+1	12.7	6.9
1917	789,750	102,270	8	13.0	6.8
1918	789,750	102,753	8+2	13.0	6.7
1919	789,750	114,736	8+2	14.5	7.4
1920	789,750	105,606	8+2	13.5	6.6
1921	789,750	105,642	8+2	13.5	6.5
1922	789,750	103,556	10	13.2	6.2
1923	789,750	111,755	10	14.1	6.6

LANDED BANKING AND LOAN CO., HAMILTON

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$238,368	$245,139	$246,305	$240,151	$233,704
Interest	$ 72,258	$ 72,502	$ 71,690	$ 66,880	$ 68,497
Taxes	15,653	18,747	16,220	16,372	12,736
Expenses	29,859	34,616	36,943	30,421	35,631
	$117,770	$125,865	$124,853	$113,673	$116,864
Net profits	$120,598	$119,274	$121,452	$126,478	$116,840
Bal. forward	6,732	2,330	1,603	8,055	44,533
	$127,330	$121,604	$123,055	$134,533	$161,373
Distribution—					
Dividends	$ 80,000	$ 80,000	$ 80,000	$ 90,000	$ 90,000
Reserve	45,000	40,000	35,000	......	50,000
Balance	2,330	1,603	8,055	44,533	21,373
	$127,330	$121,603	$123,055	$134,533	$161,373

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 700,000	$100,588	7	14.3	8.5
1913	929,126	106,243	7½	12.6	7.8
1914	978,500	121,472	8	12.7	7.7
1915	987,970	128,678	8	13.2	6.8
1916	1,000,000	131,084	8	13.1	7.6
1917	1,000,000	135,885	8	13.5	7.9
1918	1,000,000	129,501	8	12.9	7.2
1919	1,000,000	120,598	8	12.0	6.4
1920	1,000,000	119,274	8	11.9	6.2
1921	1,000,000	121,452	8	12.1	6.0
1922	1,000,000	126,478	8+1	12.6	6.3
1923	1,000,000	116,840	8+1	11.6	5.8

THE LONDON LOAN AND SAVINGS COMPANY OF CANADA, LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Net profits	$ 83,121	$ 81,125	$ 73,191	$ 74,068	$ 71,349
Bal. forward	2,385	3,338	2,177	2,971	4,636
	$ 85,506	$ 84,463	$ 75,368	$ 77,039	$ 75,985
Distribution—					
Dividends	$ 62,168	$ 62,286	$ 62,398	$ 62,403	$ 62,405
Reserve	20,000	20,000	10,000	10,000	10,000
Balance	3,338	2,177	2,971	4,636	3,580
	$ 85,506	$ 84,463	$ 75,368	$ 77,039	$ 75,985

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 740,866	$ 74,052	6	10.1	8.0
1913	839,227	97,552	6+2	12.4	9.6
1914	857,224	101,697	6+1	12.0	9.3
1915	882,889	117,817	6+1¼	13.5	10.0
1916	884,283	81,225	6	9.2	6.7
1917	887,398	35,429	6+1	4.1	2.9
1918	887,849	83,920	6+1	9.5	6.9
1919	888,321	83,121	7	9.4	6.6
1920	891,383	81,125	7	9.2	6.3
1921	891,444	73,191	7	8.2	5.6
1922	891,539	74,068	7	8.3	5.6
1923	891,539	71,349	7	8.0	5.4

MIDLAND LOAN AND SAVINGS CO., PORT HOPE

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 96,072	$120,288	$110,697	$117,870	$124,608
Interest—					
Dep. and deb.	$ 38,075	$ 39,490	$ 42,030	$ 45,817	$ 53,717
Expenses	8,834	11,398	12,291	14,146	14,900
Commissions	1,068	1,143	1,175	738	171
Taxes	4,489	8,825	4,954	4,445	7,361
Written down	......	16,659	......	......	......
	$ 42,466	$ 77,515	$ 60,450	$ 65,146	$ 76,149
Profits	$ 43,606	$ 42,768	$ 50,247	$ 52,724	$ 48,459
Bal. forward	23,750	28,550	22,024	19,871	18,395
Surplus	$ 67,356	$ 71,324	$ 72,271	$ 72,595	$ 66,854
Distribution—					
Dividends	$ 28,800	$ 30,000	$ 32,400	$ 34,200	$ 32,400
Reserve	10,000	15,000	20,000	20,000	10,000
Bal. forward	28,556	22,025	19,871	18,395	14,454
Contingent	......	3,699	......	......	10,000
	$ 67,356	$ 71,324	$ 72,271	$ 72,595	$ 66,854

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 360,000	$ 40,028	7½	11.1	7.1
1913	360,000	39,676	8	11.0	6.9
1914	360,000	43,511	8	12.0	7.2
1915	360,000	44,836	8	12.4	7.4
1916	360,000	42,043	8	11.6	6.8
1917	360,000	41,300	8	11.5	6.6
1918	360,000	41,076	8	11.4	6.3
1919	360,000	43,606	8	12.1	6.6
1920	360,000	42,768	8+½	11.8	6.3
1921	360,000	50,247	8+1	13.9	7.1
1922	360,000	52,725	8+1½	14.6	7.4
1923	360,000	48,459	8+1	13.4	6.6

MONTREAL LOAN AND MORTGAGE CO., MONTREAL

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$126,051	$132,689	$126,956	$123,599	$127,851
Interest—					
Debenture	$ 7,661	$ 7,065	$ 6,997	$ 6,952	$ 6,953
Deposit	8,448	8,453	7,148	6,661	8,060
Expenses	12,998	14,800	16,132	16,621	17,005
Patriotic	......	......	......	250	......
War Tax	1,254	1,252	1,226	1,240	1,244
Income Tax	7,759	8,949	8,135	8,201	8,352
	$ 38,120	$ 40,539	$ 39,638	$ 39,925	$41,614
Net profits	$ 87,931	$ 92,150	$ 87,318	$ 83,674	$ 86,237
Bal. forward	64,494	36,424	50,574	59,890	65,562
	$152,425	$128,574	$137,892	$143,564	$151,799
Distribution—					
Dividends	$ 66,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000
Reserve	50,000	......	......	......	......
Balance	36,424	50,574	59,891	65,563	73,799
	$152,424	$128,574	$137,892	$143,563	$151,799

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 600,000	$ 76,103	9	12.6	6.5
1913	600,000	77,425	10	12.9	6.2
1914	600,000	76,940	10	12.8	6.1
1915	600,000	79,281	10	13.2	6.2
1916	600,000	81,229	10	13.5	6.3
1917	600,000	84,025	10+1	14.0	6.3
1918	600,000	85,965	10+1	14.3	6.4
1919	600,000	87,931	10+1	14.6	6.6
1920	600,000	92,150	12+1	15.3	6.6
1921	600,000	87,318	12+1	14.5	6.0
1922	600,000	83,674	12+1	13.9	5.7
1923	600,000	86,237	12+1	14.3	5.9

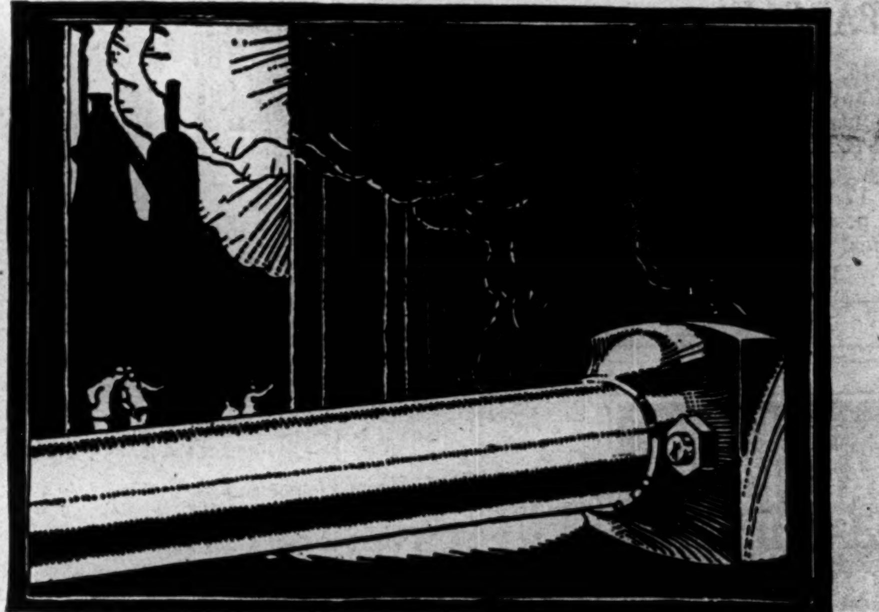
MORTGAGE CORPORATION OF NOVA SCOTIA, HALIFAX

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 74,815	$ 73,768	$ 73,123	$ 77,225	$ 81,807
Interest—					
Deben., etc.	$ 15,245	$ 14,465	$ 13,764	$ 12,750	$ 14,800
Deposits	1,493	1,483	1,672	2,464	1,298
Cap. calls	714	720	745	604	549
Expenses	11,788	9,299	10,281	11,333	13,796
Directors	700	1,150	1,150	1,150	1,150
Written off	1,000	......	132	2,700	1,500
Taxes	......	7,634	5,623	5,943	6,018
	$ 30,940	$ 34,751	$ 33,367	$ 36,944	$ 39,111
Net profits	$ 43,875	$ 39,017	$ 39,756	$ 40,281	$ 42,696
Bal. forward	262	110	468	403	111
Prem. on stocks	166	116	205	631	249
	$ 44,303	$ 39,243	$ 40,429	$ 41,315	$ 43,056
Distribution—					
Dividends	$ 29,192	$ 29,774	$ 30,025	$ 31,206	$ 32,766
Reserve	15,000	9,000	10,000	10,000	10,000
Balance	110	468	404	111	290
	$ 44,302	$ 39,243	$ 40,429	$ 41,315	$ 43,056

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1913	$305,503	$ 21,022	6	9.0	7.7
1914	331,130	24,151	6	8.6	7.5



STRENGTH

This Company holds DEPOSITS and other Guaranteed Trust Funds amounting to $7,440,988.41

As a guarantee of payment it holds securities amounting to . . . $11,811,571.68

WE PAY 4% ON DEPOSITS

Your account is invited.

National Trust Company, Limited

Paid-up Capital and Reserve $4,000,000

Assets under Administration $126,000,000

18 King Street East, Toronto

ST. THOMAS, Ontario

The Southern Loan and Savings Company

Established 1870

Paid-up Capital, $900,000 Reserve, $330,000 Undivided Profits, $19,118

DIRECTORS: Geo. K. Crocker, President. R. Kains, Vice-President. J. A. Bell, 2nd Vice-President. C. W. Marlatt, W. L. Wickett, E. A. Miller, J. H. Hopkins.

MANAGER—J. W. Stewart. SECRETARY—T. J. Nicol

Balance Sheet *31st December, 1923*

LIABILITIES

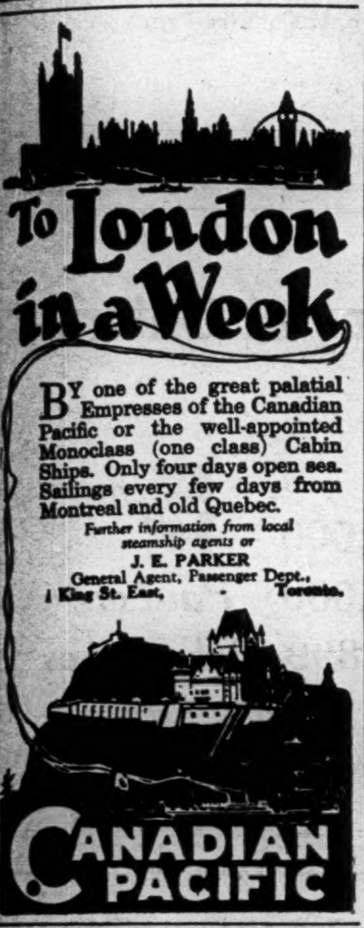
To the Public:		
Deposits and Accrued Interest		$ 506,438.97
Debentures and Accrued Interest		933,008.20
Retained to pay Prior Mortgage		769.50
	$1,440,216.67	
To the Shareholders:		
Capital		900,000.00
Reserve		330,000.00
Dividend No. 41 and Bonus		36,000.00
Balance Forward		19,118.78
	$1,285,118.78	
		$2,725,335.45

J. W. STEWART, Manager.

ASSETS

Office Premises	$26,000.00	
Less Written Off	1,000.00	
		$ 25,000.00
Mortgages—		
Principal		2,279,683.01
Interest Accrued		73,308.06
Real Estate held for sale		10,843.28
Loans on Company's Debentures and Govt. Bonds		8,124.44
Bonds and Debentures Owned—		
Imperial War Loan		800.00
Dominion of Canada		206,487.21
Province of Ontario		10,050.97
Ontario Counties and Cities		35,206.11
	(Total, $252,544.29)	
Cash in Banks		65,053.04
Cash in Hand		5,779.86
		$2,725,335.45

CANADIAN BANK NOTE COMPANY,
LIMITED
ENGRAVERS and PRINTERS
BANK NOTES AND CHEQUES
CORPORATION BONDS
STOCK CERTIFICATES
MUNICIPAL DEBENTURES
AND OTHER MONETARY DOCUMENT
Head Office and Works
224 Wellington Street, OTTAWA
BRANCHES
MONTREAL TORONTO



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By one of the great palatial Empresses of the Canadian Pacific or the well-appointed Monoclass (one class) Cabin Ships. Only four days open sea. Sailings every few days from Montreal and old Quebec.
Further information from local steamship agents or
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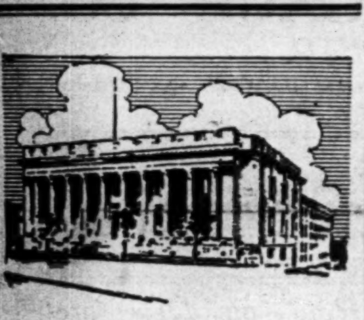
CANADIAN PACIFIC



Building problems that are wholly new grow fewer every day. It is doubtful whether you can place one before us, but we point with pride to our past record.

THE
FOUNDATION COMPANY
Limited
Engineers and Contractors
MONTREAL

PATENTS
TRADE - MARKS
DESIGNS and SEARCHES
"Correspondence Invited"
THE RAMSAY CO.
Dept. "G" 273 Bank St., Ottawa

When Remitting
BUY
CANADIAN NATIONAL
EXPRESS
MONEY ORDERS

Moffat, Hudson & Company
TRUSTEES & LIQUIDATORS
FREDERICK M. MOFFAT
Trustee in Bankruptcy
Federal Building Main 4786
TORONTO

When selecting a Trust Company as an Executor choose one whose fixed policy is to give
Financial Assistance
to Estates being administered by it
PAID UP CAPITAL AND RESERVE $1,259,430.36
The Imperial Canadian Trust Co.
Executor, Administrator, Assignee, Trustee, Etc.
Head Office, Winnipeg.
Branches: Saskatoon, Regina, Edmonton, Calgary, Vancouver and Victoria.

1915	350,254	27,824	6	9.0	7.4
1916	384,310	29,611	6	9.0	7.0
1917	453,276	31,843	6	7.8	6.2
1918	499,146	38,843	6	8.4	6.9
1919	507,654	43,875	6	9.1	7.4
1920	513,541	39,017	6	7.9	6.3
1921	521,192	39,756	6	7.9	6.2
1922	552,670	40,281	6	8.0	6.0
1923	562,944	42,696	6	7.9	6.0

NORTHERN CANADIAN MORTGAGE, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
*Earnings	$ 28,723	$ 35,119	$ 40,193	$ 27,430	†$52,573
Expenses	$ 11,891	$ 14,327	$ 17,813	$ 8,872	$ 12,281
Interest	2,848	2,911	2,910	515	4,993
Taxes	......	......	......	3,837	1,586
	$ 14,739	$ 17,238	$ 20,723	$ 13,224	$ 18,860
Net profits	$ 13,984	$ 17,881	$ 19,470	$ 16,206	$ 33,713
Bal. forward	36,078	53,203	62,511	54,363	64,246
Dep. reserve	......	......	......	5,679	......
	$ 50,062	$ 71,084	$ 81,981	$ 74,248	$ 97,959
Dividends	$ 16,164	$ 21,819	$ 27,617	$	$ 33,706
Reserve	......	......	......	10,000	......
Balance	33,896	49,264	54,364	64,246	63,434
Legal exp.	......	......	......	......	819
	$ 50,066	$ 71,084	$ 81,981	$ 74,240	$ 97,959

* For six months.
† For twelve months.

NORTHERN MORTGAGE COMPANY OF CANADA, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$121,781	$133,883	$137,485	$142,579	$130,497
Bal. forward	178,471	199,351	237,173	257,953	282,148
	$295,252	$333,234	$374,658	$400,532	$412,645
Distribution—					
Dividends	$ 94,797	$ 96,061	$116,705	$118,384	$119,872
Bal. forward	200,455	237,173	257,953	282,148	292,773
	$295,252	$333,234	$374,658	$400,532	$412,645

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,091,848	$ 74,587	5	6.3	6.2
1913	1,394,058	87,288	5	7.4	7.1
1914	1,617,392	109,419	5	7.5	7.1
1915	1,726,873	113,359	5	6.7	6.2
1916	1,814,322	113,057	5	6.5	6.2
1917	1,848,345	103,903	5	5.7	5.4
1918	1,881,675	114,860	5	6.1	5.7
1919	1,914,692	121,781	5	6.4	5.9
1920	1,925,599	133,883	5	6.9	6.3
1921	1,957,903	137,485	6	7.0	6.2
1922	1,983,521	142,579	6	7.2	6.3
1923	2,003,387	130,497	6	6.5	5.7

NOVA SCOTIA SAVINGS, LOAN & BUILDING SOCIETY, HALIFAX

Distribution of Earnings

	1920	1921	1922	1923
Receipts	$915,785	$848,414	$774,399	$906,713
Bal. forward	22,051	4,001	6,300	18,391
	$937,836	$852,415	$780,699	$925,104
Disbursements—				
Adv. to Share.	$380,238	$305,601	$318,548	$379,613
Withdraw. of Shares	198,379	199,210	102,546	111,072
Deposits repaid	123,244	121,329	96,332	68,763
Debentures repaid	186,806	133,182	172,970	168,040
Property account	2,229	2,176	3,264	3,925
Dominion Bonds	15,027	44,648	36,598	69,910
Insurance Prem.	632	1,202	1,112	1,298
License and Taxes	1,791	1,955	1,844	1,869
Dominion Taxes	4,965	15,927	8,270	11,149
Expenses	20,534	20,885	20,823	20,101
Bal. Cash in Bank	4,001	6,300	18,392	40,864
Loans account	......	......	......	48,500
	$937,836	$852,415	$780,699	$925,104

OKANAGAN LOAN & INVESTMENT TRUST CO., KELOWNA, B.C.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 48,417	$ 59,641	$ 63,028	$ 58,556	$ 47,792
Interest	$ 3,075	$ 4,042	$ 4,398	$ 4,942	$ 4,992
Expenses	11,658	15,949	18,317	17,155	17,940
Taxes	1,113	2,665	3,666	2,670	3,664
Depreciation	140	130	128	650	215
Written off	6,352	......	......	......	......
	$ 22,338	$ 22,786	$ 26,509	$ 25,417	$ 26,811
Net profits	$ 26,079	$ 36,675	$ 36,519	$ 33,139	$ 20,981
Bal. forward	748	298	717	480	1,882
Commission	......	......	......	1,343	......
	$ 26,827	$ 36,973	$ 37,236	$ 34,962	$ 22,863
Distribution—					
Dividends	$ 19,529	$ 27,255	$ 27,255	$*15,666	$*15,666
Reserve	7,000	9,000	9,500	16,014	6,000
Balance	298	717	480	1,882	92
Rebate	......	......	......	1,400	......
Sundry exp.	......	......	......	......	1,105
	$ 26,827	$ 36,972	$ 37,235	$ 34,962	$ 22,863

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1914	$384,840	$ 30,328	7	8.0	7.9
1915	390,560	16,417	2	4.2	3.8
1916	390,560	18,509	2	4.7	4.1
1917	390,560	31,023	4	7.9	6.7
1918	390,580	23,353	4	6.0	5.0
1919	390,580	26,079	5	6.6	5.5
1920	390,580	36,675	7	9.6	7.8
1921	390,580	36,519	7	9.4	7.4
1922	390,580	33,139	4+5	8.5	6.6
1923	390,580	20,981	4+5	5.3	4.1

* 4% on fully paid shares and 5% on partly paid shares.

ONTARIO LOAN AND DEBENTURE CO., LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
*Earnings	$269,337	$279,893	$314,792	$294,682	$297,075
Income Tax	$ 23,155	$ 28,864	$ 25,201	$ 23,976	$ 31,495
Net Profits	$246,182	$251,029	$289,591	$270,706	$265,580
†Surplus	......	23,000	......	......	......
Bal. forward	43,942	32,623	31,653	46,244	49,450
	$290,124	$306,652	$321,244	$316,950	$315,030
Distribution—					
Dividends	$157,500	$175,000	$175,000	$192,500	$192,500
Reserve	100,000	100,000	100,000	75,000	75,000
Balance	32,624	31,653	46,244	49,450	47,530
	$290,124	$306,653	$321,244	$316,950	$315,030

* After payment of interest, expenses and taxes, etc.
† Surplus realized from sale of old office building.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,750,000	$238,543	8	13.6	7.6
1913	1,750,000	253,733	8½	14.5	7.8
1914	1,750,000	254,788	9	15.0	7.7
1915	1,750,000	264,365	9	15.5	7.7
1916	1,750,000	261,082	9	15.3	7.4
1917	1,750,000	254,610	9	15.0	7.0
1918	1,750,000	250,739	9	14.7	6.5
1919	1,750,000	246,182	9	14.4	6.3
1920	1,750,000	251,029	9+1	14.8	6.4
1921	1,750,000	289,591	10	16.5	7.0
1922	1,750,000	270,706	10+1	15.9	6.4
1923	1,750,000	265,580	10+1	15.6	6.2

OWEN SOUND LOAN & SAVINGS CO., OWEN SOUND

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 13,670	$ 14,924	$ 14,507	$ 14,853	$ 15,506
Interest—					
On deposits	$ 3,398	$ 3,320	$ 3,430	$ 3,417	$ 3,636
On bank loans	......	343	156	......	......
Expenses & tax.	2,167	2,994	2,793	3,225	3,456
	$ 5,565	$ 6,657	$ 6,379	$ 6,642	$ 7,092
Net profits	$ 8,105	$ 8,267	$ 8,128	$ 8,211	$ 8,414
Dividends	$ 8,056	$ 8,231	$ 8,065	$ 8,055	$ 8,097
Contingent	49	36	63	156	317
	$ 8,105	$ 8,267	$ 8,128	$ 8,211	$ 8,414

PEOPLE'S LOAN & SAVINGS CO., LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 31,654	$ 28,393	$ 29,229	$ 32,453	$ 32,018
Written off	......	......	......	760	569
	$ 31,654	$ 28,393	$ 29,229	$ 31,693	$ 31,447
Contingent	......	......	......	......	3,000
Bal. forward	2,149	4,589	3,584	3,282	3,196
	$ 33,803	$ 32,982	$ 32,813	$ 34,974	$ 37,643
Distribution—					
Dividends	$ 24,214	$ 24,398	$ 24,531	$ 24,779	$ 26,051
Reserve	5,000	5,000	5,000	7,000	7,000
Balance	4,589	3,584	3,282	3,195	4,593
	$ 33,803	$ 32,982	$ 32,813	$ 34,974	$ 37,644

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$418,300	$ 27,776	6	7.5	6.7
1913	438,238	28,218	6	6.5	6.0
1914	451,873	30,176	6	6.7	6.2
1915	463,621	29,840	6	6.5	5.9
1916	474,394	31,690	6	6.7	6.3
1917	480,877	29,855	6	6.2	5.7
1918	482,954	30,312	5	6.3	5.7
1919	486,720	31,654	5	6.5	5.9
1920	489,388	28,392	5	6.0	5.2
1921	494,101	29,229	5	5.9	5.2
1922	496,008	31,698	5	6.4	5.5
1923	496,246	31,447	5¼	6.4	5.4

PORT ARTHUR & FORT WILLIAM MORTGAGE COMPANY TORONTO

	1921	1922	1923
Earnings	$ 36,250	$ 28,289	$ 22,623
Expenses	12,785	10,716	8,646
Taxes	3,552	641	952
	$ 16,337	$ 11,357	$ 9,598
Net Profit	$ 19,913	$ 16,932	$ 13,025
Interest on Deb. Stock	3,479	3,479	3,479
Interest on Bank Loans	2,032	480	......
Interest on Other Loans	......	370	......
Appro. for Doubt. Loans	14,000	......	......
Real Estate Charges	......	1,161	1,633
	$ 19,511	$ 5,490	$ 5,112
Net Income	401	......	......
Profit on Sale of Bonds	......	1,088	857
	$ 19,913	$ 4,402	$ 4,255
Reserve for Doubt. Loans	......	12,530	8,769
	$ 19,913	$ 16,932	$ 13,025

REAL ESTATE LOAN CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 84,151	$ 90,087	$ 94,897	$ 92,037	$ 92,240
Deductions—					
Interest	$ 31,345	$ 26,641	$ 27,246	$ 28,290	$ 27,558
Expenses	1,446	816	2,602	2,397	976
Management	11,432	12,380	13,082	13,427	14,314
Taxes	3,711	10,188	4,567	5,684	5,828
	$ 47,934	$ 50,025	$ 47,497	$ 49,798	$ 48,676
Net Earnings	$ 36,217	$ 40,062	$ 47,400	$ 42,239	$ 43,564
Bal. forward	6,434	1,451	5,312	5,403	6,441
	$ 42,651	$ 41,513	$ 52,712	$ 47,642	$ 50,005
xLess	1,200	1,200	1,200	1,200	1,200
	$ 41,451	$ 40,313	$ 51,512	$ 46,442	$ 48,805
Distribution—					
Dividends	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
Reserve	5,000	......	10,000	5,000	5,000
Balance	1,451	5,313	5,403	6,441	3,805
Contingent	......	......	1,109	......	......
Real est. res.	......	......	......	......	5,000
	$ 41,451	$ 40,313	$ 51,512	$ 46,442	$ 48,805

x Voted to President and Vice-President.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$500,000	$ 51,726	6½	10.4	8.0
1913	500,000	57,258	7	11.4	8.6
1914	500,000	57,621	7	11.5	8.5
1915	500,000	56,695	7	11.3	8.1
1916	500,000	55,169	7	11.0	7.7
1917	500,000	53,579	7	10.7	7.2
1918	500,000	39,881	7	8.0	5.2
1919	500,000	36,217	7	7.2	5.0
1920	500,000	40,062	7	8.0	5.5
1921	500,000	47,400	7	9.4	6.3
1922	600,000	42,239	7	8.4	5.5
1923	500,000	43,564	7	8.7	5.6

ROYAL LOAN AND SAVINGS CO., BRANTFORD

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$170,115	$170,692	$168,054	$165,685	$172,678
Interest	$ 62,609	$ 66,144	$ 64,240	$ 62,605	$ 65,168
Expenses	27,056	27,742	25,375	25,207	24,944
Income tax	......	6,000	6,500	5,500	5,500
Patriotic	700	......	......	......	......
	$ 90,365	$ 99,886	$ 96,115	$ 93,312	$ 95,612
Net profits	$ 79,750	$ 70,806	$ 71,939	$ 72,373	$ 77,066
Bal. forward	10,666	11,416	8,223	11,162	14,535
	$ 90,416	$ 82,222	$ 80,162	$ 83,535	$ 91,601
Distribution—					
Dividends	$ 54,000	$ 54,000	$ 54,000	$ 54,000	$ 54,000
Reserve	25,000	20,000	15,000	15,000	20,000
Balance	11,416	8,223	11,162	14,535	17,601
	$ 90,416	$ 82,223	$ 80,162	$ 83,535	$ 91,601

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$580,600	$ 61,707	7	10.6	7.1
1913	581,700	66,241	7	11.4	7.4
1914	585,250	57,814	7½	9.9	6.1
1915	586,200	56,524	8	9.7	5.9
1916	600,000	60,566	8	10.2	6.3
1917	600,000	65,560	8	10.9	6.6
1918	600,000	72,921	8	12.1	7.2
1919	600,000	79,750	9	13.2	7.7
1920	600,000	70,806	9	11.8	6.6
1921	600,000	71,939	9	11.9	6.6
1922	600,000	72,373	9	12.0	6.5
1923	600,000	77,066	9	12.0	6.8

SASKATCHEWAN LOAN & INVESTMENT CO., MOOSE JAW

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 25,280	$ 26,649	x$21,756	$ 25,465	$ 24,728
Tax reserve	$ 2,200	$ 2,578	$ 4,646	$	$ ......
Net profits	$ 23,080	$ 24,071	$ 17,110	$ 25,465	$ 24,728
Adjustments	410	......	......	......	......

Deposits of One dollar and upwards received subject to withdrawal by cheque and on which four per cent. interest is paid.

Debentures issued in amounts of one hundred dollars and upwards for periods of one to five years.

Money to Loan on first mortgages at current rates of interest.

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A. B. FISHER, Asst. Manager. W. J. HASTIE, Secretary.

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HEAD OFFICE: OTTAWA, ONT. Branches: Montreal, Toronto, Halifax

Bal. forward	7,859	5,323	6,917	5,462	†8,068
Excess tax prov.	......	......	......	533	......
	$ 31,349	$ 29,394	$ 24,027	$ 31,460	$ 32,796
Distribution—					
Dividends	$ 21,026	$ 22,476	$ 18,565	$ 21,141	$ 21,921
Reserve	5,000	......	......	......	......
Balance	5,323	6,917	5,462	10,319	10,875
	$ 31,349	$ 29,394	$ 24,027	$ 31,460	$ 32,796

x For ten months. † Less income tax.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$314,243	$ 23,667	x7+5	7.6	6.7
1919	333,210	23,080	x7+5	6.9	6.0
1920	339,189	34,071	x7+5	7.1	6.3
1921	341,812	17,110	†7+4	5.0	4.5
1922	345,036	25,465	7	7.4	6.5
1923	351,338	24,728	7	7.0	6.2

x 7 per cent. paid on permanent stock and 5 per cent. on accumulative permanent stock.

† 7 per cent. on permanent stock and 4 per cent. on accumulative permanent stock.

SECOND INVESTORS' MORTGAGE SECURITY COMPANY, SCOTLAND

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$118,935	$135,660	$173,425	$200,600	$293,870
Directors' fees	$ 8,640	$ 9,845	$ 10,000	$ 12,565	$ 14,655
Expenses	3,360	3,435	3,380	4,590	3,565
Income tax	41,695	41,140	61,710	55,860	73,155
Interest	......	......	......	33,910	57,480
	$ 53,695	$ 54,420	$ 75,090	$106,925	$148,855
Net profits	$ 65,240	$ 81,240	$ 98,335	$ 93,685	$145,015
Bal. forward	18,200	19,115	20,825	23,105	25,095
	$ 83,440	$100,355	$119,160	$116,790	$170,110
Dividends	$60,985	$ 74,745	$ 81,200	$ 86,065	$118,310
Reserve	3,340	4,780	14,855	5,630	25,000
Balance	19,115	20,830	23,105	25,095	26,800
	$ 83,440	$100,355	$119,160	$116,790	$170,110

In the foregoing analysis, the company's figures in sterling have been converted on the basis of $5 to the £.

SECURITY LOAN AND SAVINGS CO., ST. CATHARINES, ONTARIO.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 74,655	$ 78,355	$ 82,973	$ 85,329	$ 90,781
Interest	15,438	16,040	17,145	17,321	21,821
Taxes	2,297	8,518	10,800	7,340	7,466
Expenses	9,562	10,205	11,321	11,675	11,919
	$ 27,297	$ 34,763	$ 39,266	$ 36,336	$ 41,206
Net profits	$ 47,358	$ 43,592	$ 43,707	$ 48,993	$ 49,575
Bal. forward	5,075	5,737	2,390	x4,445	1,583
Insurance	......	......	3,084	......	......
Prem. on stock	......	......	......	480	280
	$ 52,433	$ 49,329	$ 49,181	$ 53,918	$ 51,438
Distribution—					
Dividends	$ 31,695	$ 31,938	$ 34,599	$ 37,334	$ 37,466
Reserve	15,000	15,000	10,000	15,000	10,000
Balance	5,737	2,390	4,582	1,583	3,972
	$ 52,433	$ 49,329	$ 49,181	$ 53,917	$ 51,438

x Less income tax paid.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$400,000	$ 28,956	5	7.8	6.8
1913	450,250	34,811	5	8.2	7.1
1914	496,575	39,468	5	8.3	7.2
1915	500,000	41,278	6	9.1	7.6
1916	521,000	46,623	6	9.2	7.6
1917	524,200	44,378	6	8.5	7.0
1918	524,200	47,022	6	9.0	7.1
1919	532,300	47,357	6	9.1	7.0
1920	532,300	43,592	6	8.2	6.3
1921	532,300	43,707	6½	8.2	6.1
1922	534,700	48,993	7	9.2	6.7
1923	536,100	49,575	7	9.3	6.7

THE SHERBROOKE LOAN & MORTGAGE COMPANY, SHERBROOKE

Distribution of Earnings

	1921	1922	1923
Earnings	$39,749	$50,297	$59,692
Interest	13,947	16,417	20,329
Expenses	7,011	9,595	11,944
	$20,958	$26,012	$32,273
	$18,791	$24,285	$27,419
Prov. for income tax	1,272	1,733	2,001
	$17,519	$22,552	$25,418
Bal. forward	1,516	1,626	2,332
	$19,035	$24,178	$27,750
Dividends	$11,538	$14,095	$15,000
Invest. reserve	2,871	......	......
Reserve	3,000	7,750	7,000
Balance	1,626	2,332	5,750
	$19,035	$24,178	$27,750

Rate of Earnings

Year	Paid-up Capital	Net Profits	Div. %	% Profits Cap.
1913	$165,000	$ 12,337	6	7.4
1914	165,000	12,106	6	7.3
1915	165,000	12,239	6	7.4
1916	165,000	13,710	6	8.3
1917	165,000	14,671	6	9.0
1918	165,000	13,165	6	8.0
1919	165,000	14,244	6	8.6
1920	165,000	15,578	6	9.4
1921	200,000	18,791	6	9.4
1922	250,000	24,284	6	9.7
1923	250,000	27,418	6	10.9

SOUTHERN LOAN AND SAVINGS CO., ST. THOMAS

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$157,862	$167,216	$166,806	$171,814	$ 176,049
Expense—					
Interest	$ 55,713	$ 62,068	$ 60,747	$ 63,319	$ 65,565
Expenses	12,299	12,385	16,437	12,418	13,897
Directors	816	895	......	1,050	1,188
Taxes	152	12,193	11,150	10,911	11,312
License	1,558	......	......	......	......
Commissions	4,578	1,912	......	2,480	2,644
Written off	......	......	973	1,000	1,000
Patriotic	500	......	......	......	......
War tax	2,789	......	......	......	......
Tax reserve	1,400	......	......	......	......
	$ 79,805	$ 89,453	$ 89,307	$ 91,178	$ 95,606
Net profits	$ 78,057	$ 77,763	$ 77,499	$ 80,636	$ 80,443
Bal. forward	19,725	14,781	14,543	14,041	16,675
	$ 97,782	$ 82,544	$ 92,042	$ 94,677	$ 97,118
Distribution—					
Dividends	$ 63,000	$ 63,000	$ 63,000	$ 63,000	$ 63,000
Reserves	20,000	15,000	15,000	15,000	15,000
Balance	14,782	14,543	14,042	16,676	19,118
	$ 97,782	$ 82,543	$ 92,042	$ 94,676	$ 97,118

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$907,150	$ 67,960	6	7.5	6.4
1913	907,500	69,994	6	7.7	6.5
1914	907,950	72,202	6	8.0	6.6
1915	908,950	73,670	6	8.2	6.6
1916	908,950	72,416	6	8.0	6.6
1917	900,000	74,080	6	8.2	6.7
1918	900,000	77,769	6	8.6	7.0
1919	900,000	78,057	6+1	8.6	6.9
1920	900,000	77,763	6+1	8.6	6.5
1921	900,000	77,499	6+1	8.6	6.4
1922	900,000	80,636	6+1	8.9	6.6
1923	900,000	80,443	6+1	8.9	6.4

TORONTO MORTGAGE CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$213,568	$216,641	$222,110	$223,479	$232,877
Interest—					
Sterling debs.	$ 75,282	$ 74,480	$ 73,045	$ 77,004	$ 79,749
Currency debs.	12,615	12,620	12,785	12,802	12,543
Deposits	3,441	3,329	3,101	3,054	2,861
Charg. on money	5,116	2,893	4,625	7,156	7,880
Management	21,298	21,432	27,820	24,627	25,965
New machinery	......	......	......	......	3,033
Taxes	5,643	8,501	9,338	10,550	9,228
	$123,395	$123,255	$130,714	$135,193	$141,259
Net profits	$ 90,173	$ 93,386	$ 91,396	$ 88,286	$ 91,618
Bal. forward	39,449	39,412	37,588	38,774	54,606
†Prov. for loss	25,000	......	......	......	......
	$154,622	$132,798	$128,984	$127,060	$146,224
Distribution—					
Dividends	$ 65,209	$ 65,209	$ 65,209	$ 72,455	$ 72,455
Reserve	50,000	30,000	25,000	......	25,000
Balance	39,413	37,588	38,775	54,605	48,769
	$154,622	$132,798	$128,984	$127,060	$146,224

†—Prior provision for losses not now required.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$724,550	$ 77,516	7	10.7	6.7
1913	724,550	86,841	8	12.0	7.3
1914	724,550	90,437	8	12.6	7.5
1915	724,550	93,038	8	13.0	7.4
1916	724,550	95,140	8	13.1	7.8
1917	724,550	90,822	8	12.6	6.9
1918	724,550	89,542	8	12.4	6.7
1919	724,550	90,173	8+1	12.5	6.7
1920	724,550	93,386	9	12.9	6.7
1921	724,550	91,396	9	12.6	6.4
1922	724,550	88,286	10	12.2	5.9
1923	724,550	91,618	10	12.7	6.0

TORONTO SAVINGS AND LOAN CO. PETERBOROUGH, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Profit	$148,389	$155,825	$156,856	$144,251	$129,822
Bal. forward	34,604	42,993	58,818	75,674	79,926
	$182,993	$198,818	$215,674	$219,925	$209,748
Distributions—					
Dividends	$140,000	$140,000	$140,000	$140,000	$120,000
Bal. forward	42,993	58,818	75,674	79,925	89,748
	$182,993	$198,818	$215,674	$219,925	$209,748

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,000,000	$146,811	10	14.6	8.1
1913	1,000,000	157,102	10	15.7	8.4
1914	1,000,000	135,658	10	13.5	7.0
1915	1,000,000	141,668	10	14.2	7.3
1916	1,000,000	148,485	10	14.8	7.5
1917	1,000,000	150,554	10	15.0	7.4
1918	1,000,000	147,903	10	14.7	7.1
1919	1,000,000	148,389	10+4	14.8	7.0
1920	1,000,000	155,825	12+2	15.5	7.4
1921	1,000,000	156,856	12+2	15.6	7.4
1922	1,000,000	144,251	12+2	14.4	6.6
1923	1,000,000	129,822	12	12.9	5.9

THE TRUST & LOAN COMPANY OF CANADA

Distribution of Earnings

	1919	1920	1921	1922	1923
Income	$1,324,155	$1,480,780	$1,668,305	$1,772,450	$1,568,340
Earn'gs	$ 550,310	$ 592,875	$ 555,130	$ 732,855	$ 532,550
Distribution—					
Stat. res.	$........	....	$ 75,065	$ 163,925	$ 63,775
Income tax	42,695	14,000	....	....	....
Dividend	225,000	225,000	225,000	236,250	270,000
Contingents	50,000	150,000	....	25,000	....
Deduct	$ 317,695	$ 389,000	$ 300,065	$ 425,175	$ 333,775
Balance	$ 232,625	$ 203,875	$ 255,065	$ 307,680	$ 198,775
Previous	266,770	274,385	253,260	305,825	377,250
	$ 499,395	$ 478,260	$ 508,325	$ 613,505	$ 576,025

Rate of Earnings

Year	Paid up Capital	Earnings	Div.
1913	$3,000,000	$620,259	9
1914	3,000,000	620,235	9
1915	3,000,000	607,297	8
1916	3,000,000	625,020	10
1917	3,000,000	621,470	10
1918	3,000,000	634,460	12½
1919	3,000,000	550,310	15
1920	3,000,000	592,875	15
1921	6,750,000	555,130	6½
1922	6,750,000	732,855	7½
1923	6,750,000	532,550	7½

In the foregoing analysis the company's figures in sterling have been converted on the basis of $5 to the £.

The Trust Companies

ACADIA TRUST CO., TRURO, N.S.

Distribution of Earnings

	1922	1923
Earnings	$ 33,963	$ 36,621
Expenses	6,236	7,968
Profits	$ 27,727	$ 28,653
Balance forward	28,382	56,109
Balance	$ 56,109	$ 84,762

BRANTFORD TRUST CO., BRANTFORD

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 21,821	$ 23,059	$ 29,138	$ 24,862	$ 25,077
Taxes	$ 745	$ 715	$ 6,210	$ 3,328	$ 2,805
Expenses	1,824	2,097	3,929	3,818	4,086
War Tax	664	206	......	......	......
	$ 3,233	$ 3,828	$ 10,139	$ 7,146	$ 6,891
Net profits	$ 18,588	$ 19,231	$ 18,999	$ 17,716	$ 18,186
Balance for'd	615	1,203	2,434	3,433	3,149
	$ 19,203	$ 20,434	$ 21,433	$ 21,149	$ 21,335
Distribution—					
Dividends	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000
Balance	1,203	2,434	3,433	3,149	3,335
	$ 19,203	$ 20,434	$ 21,433	$ 21,149	$ 21,335

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 300,000	$ 18,238	5	6.1	5.9
1913	300,000	17,910	5	6.0	5.8
1914	300,000	19,791	5½	6.6	6.3
1915	300,000	19,507	6	6.5	6.2
1916	300,000	19,520	6	6.6	6.2
1917	300,000	19,750	6	6.7	6.4
1918	300,000	19,056	6	6.3	6.0
1910	300,000	18,588	6	6.3	6.0
1920	300,000	19,231	6	6.4	6.0
1921	300,000	18,999	6	6.3	5.9
1922	300,000	17,716	6	5.9	5.5
1923	300,000	18,186	6	6.0	5.6

BRITISH CANADIAN TRUST COMPANY, LETHBRIDGE

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 11,442	$ 8,384	$ 9,270	$ 9,603	$ 9,409
Expenses	$ 4,559	$ 5,174	$ 5,008	$ 4,932	$ 5,193
Net profit	$ 6,883	$ 3,210	$ 4,262	$ 4,671	$ 4,216
xOther profit	......	1,395	......	......	......
Bal. forward	1,844	5,264	1,929	896	1,031
	$ 8,727	$ 9,869	$ 6,191	$ 5,567	$ 5,248
Distribution—					
Dividends	$ 2,463	$ 3,342	$ 4,295	$ 3,536	$ 3,612
Reserve	1,000	3,000	1,000	1,000	600
Contingent	......	1,597	......	......	......
Balance	5,264	1,929	896	1,031	1,036
	$ 8,727	$ 9,869	$ 6,191	$ 5,567	$ 5,248

x—Profit from sale of shares.

LOGICAL

You would not burden your wife or personal friends with the financial administration of your business in life.

—Then is it logical to lay the burden of managing your Estate on their shoulders when you go, by appointing them Executors under your Will?

The Trust Company is the logical Executor.

MONTREAL TRUST COMPANY

Sir Herbert S. Holt, President. A. J. Brown, K.C., Vice-Pres.

F. G. Donaldson, General Manager

11 PLACE d'ARMES SQUARE

THE

British Mortgage Loan Company of Ontario

STRATFORD, CANADA

Established 1877

4% *Paid on Deposits*

Capital Paid Up $ 500,000

Reserve Fund - 520,000

Total Assets Over 3,771,899

5% *Paid on Debentures*

J. W. SCOTT, President

J. A. DAVIDSON, Managing Director W. P. BRADSHAW, Asst. Manager

THE TORONTO MORTGAGE CO.

13 TORONTO STREET, TORONTO

Wellington Francis, K.C., President. Thomas H. Wood, Vice-President.

Present Cash Value of Total Assets $3,402,800.00

Surplus, Over all Liabilities to Public $1,541,500.00

4% *Allowed on Savings Deposits, Withdrawable by Cheque.*

5% *Paid on Debentures in all Denominations for two to five years.*

Telephone Main 1221

LEGAL INVESTMENTS FOR TRUST FUNDS

Walter Gillespie Manager

THE BRITISH EMPIRE TRUST COMPANY London, England

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$247,980	$180,905	$200,370	$357,345	$420,310
Bal. forward	60,155	108,065	90,980	93,135	252,265
	$308,135	$288,970	$291,350	$450,480	$672,575
Distribution—					
Dividends	$200,070	$197,990	$198,215	$198,215	$198,330
Balance	108,065	90,980	93,135	252,265	474,245
	$308,135	$288,970	$291,350	$450,480	$672,575

BRITISH WESTERN TRUST CORPORATION, LTD., REGINA, SASK.

Distribution of Earnings

	1920	1921	1922	1923
Earnings	$ 9,008	$ 8,650	$ 8,068	$ 8,254
Commissions	$ 487	$ 526	$......	$......
Expenses	142	290	989	758
Taxes and licenses	240	210	190	191
Profits pending realiz.	796	......	......	......
War tax	281	84	919	......
Government taxes	615	473	601	462
	$ 2,562	$ 1,583	$ 2,699	$ 1,411
Profits	$ 6,446	$ 7,067	$ 5,369	$ 6,943
Balance forward	19,745	14,728	16,816	17,199
	$ 26,191	$ 21,795	$ 22,185	$ 24,142
Dividends	$ 11,468	$ 4,980	$ 4,985	$ 5,093
Balance	14,728	16,816	17,199	19,048
	$ 26,191	$ 21,796	$ 22,185	$ 24,142

CANADIAN GUARANTY TRUST CO., BRANDON

Distribution of Earnings

	1919	1920	1921	1922	1923
Net profits	$ 17,761	$ 22,667	$ 21,063	$ 17,278	$ 5,189
Balance for'd.	5,129	5,610	5,753	5,750	6,840
	$ 22,890	$ 28,277	$ 26,816	$ 23,028	$ 12,029
Distribution—					
Dividends	$ 12,279	$ 15,525	$ 16,067	$ 16,188	$......
Reserve	5,000	5,000	5,000	......	......
Contingent	......	2,000	......	......	......
Balance	5,611	5,753	5,749	6,840	12,029
	$ 22,890	$ 28,277	$ 26,816	$ 23,028	$ 12,029

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1914	$ 190,667	$ 17,462	..	9.4	9.3
1915	191,242	21,249	5	11.2	10.2
1916	192,652	13,188	5	9.0	7.0
1917	194,119	14,076	5	7.5	7.1
1918	198,952	14,897	5	7.7	6.8
1919	240,926	17,761	6	8.8	7.7
1920	263,637	22,667	6	9.0	7.5
1921	267,964	21,063	6	8.0	6.6
1922	270,045	17,278	6	6.4	5.3
1923	272,151	5,189	..	2.0	1.6

THE CANADA PERMANENT TRUST CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Net profits	$ 63,673	$ 75,289	$ 65,134	$ 70,833	$ 74,552
Balance for'd.	71,681	294	583	718	1,551
Balance	$135,354	$ 75,583	$ 65,717	$ 71,551	$ 76,103
Distribution—					
Dividends	$ 35,060	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Reserve	100,000	25,000	15,000	20,000	20,000
Balance	294	583	717	1,551	6,103
	$135,354	$ 75,583	$ 65,717	$ 71,551	$ 76,103

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 259,000	$ 19,412	..	7.5	6.2
1919	1,000,000	63,672	4	7.3	6.1
1920	1,000,000	75,289	5	7.5	6.7
1921	1,000,000	65,134	5	6.5	5.7
1922	1,000,000	70,833	5	7.0	6.1
1923	1,000,000	74,552	5	7.4	6.3

CANADA TRUST CO., LONDON, ONTARIO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$140,352	$164,395	$169,544	$101,984	$103,278
Taxes	$ 19,455	$ 19,522	$ 11,820	$ 18,355	$ 9,260
Patriotic	750	......	......	......	......
	$ 20,205	$ 19,522	$ 11,820	$ 18,355	$ 9,260
Net profits	$120,147	$144,873	$157,724	$ 83,629	$ 94,018
Bal. forward	5,601	20,756	20,642	8,378	12,015
	$125,748	$165,629	$178,366	$ 92,007	$106,033
Distribution—					
Dividends	$ 79,992	$119,988	$119,988	$ 79,922	$ 79,992
Reserve	25,000	25,000	50,000	......	25,000
Balance	20,756	20,641	8,378	12,015	1,041
	$125,748	$165,629	$178,366	$ 92,007	$106,033

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 476,925	$ 41,276	5	8.6	6.4
1913	672,732	63,990	5	9.5	9.7
1914	1,000,000	101,068	6	10.1	10.0
1915	1,000,000	117,009	6	11.7	8.4
1916	1,000,000	121,692	6	12.1	8.6
1917	1,000,000	126,174	7	12.6	8.4
1918	1,000,000	125,319	8	12.5	8.0
1919	1,000,000	120,147	8	12.0	7.5
1920	1,000,000	144,873	8+4	14.4	8.8
1921	1,000,000	157,724	8+4	15.7	9.1
1922	1,000,000	83,629	8	8.3	5.0
1923	1,000,000	94,018	8	9.4	5.4

CAPITAL TRUST CORPORATION, OTTAWA

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 26,375	$ 27,256	$ 20,209	$ 41,344	$ 42,001
Bal. forward	30,427	56,802	54,530	37,897	34,241
	$ 56,802	$ 84,058	$ 74,739	$ 79,241	$ 76,242
Dividends	......	19,528	21,842	......	......
Contingent	......	10,000	15,000	10,000	10,000
Off. deb. & secs.	......	......	......	35,000	10,000
Balance	56,802	54,530	37,897	34,241	56,242
	$ 56,802	$ 84,058	$ 74,739	$ 79,241	$ 76,242

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 404,065	$ 19,354	4	4.8	4.4
1919	488,241	26,375	..	5.4	5.0
1920	546,063	27,256	4	5.6	5.0
1921	564,404	20,209	4	3.8	3.8
1922	580,578	41,344	..	7.1	6.4
1923	590,896	42,001	..	7.1	6.8

CHARTERED TRUST AND EXECUTOR COMPANY, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 48,368	$ 37,644	$ 38,220	$ 50,731	$ 20,120
Prov. for tax	......	......	2,250	4,955	3,047
Net profits	$ 48,368	$ 37,644	$ 35,670	$ 45,776	$ 17,073
Balance forward	40,664	1,183	3,819	4,207	10,837
Prem. on stock	......	......	......	6,037	87
Trans. from res.	......	......	......	......	10,000
	$ 89,032	$ 38,827	$ 39,489	$ 56,020	$ 37,997
Distribution—					
Dividend	$ 29,453	$ 34,008	$ 33,782	$ 35,184	$ 36,167
Reserve	53,397	1,000	1,500	10,000	......
Balance	1,183	3,819	4,207	10,837	1,830
	$ 89,033	$ 38,827	$ 39,489	$ 56,020	$ 37,997

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1919	$446,862	$ 48,368	7	11.5	9.3
1920	479,937	37,644	7	8.0	7.0
1921	484,456	35,670	7	7.4	6.6
1922	515,556	45,776	7	9.1	8.0
1923	516,802	17,073	7	3.3	3.0

THE COMMERCIAL TRUST COMPANY, PRINCE ALBERT, SASK.

Distribution of Earnings

	1920	1921	1922	1923
Earnings	$ 2,937	$ 3,043	$ 2,732	$ ......
Expenses	642	659	623	......
Interest	1,345	1,628	1,413	......
Other changes	365	......	......	......
	$ 2,352	$ 2,287	$ 2,036	$ ......
Net profit	$ 585	$ 756	$ 696	$ 513
Balance forward	1,901	1,586	431	155
	$ 2,486	$ 2,342	$ 1,127	$ 668
Dividends	$ 900	$	$	$ ......
Loss on property	......	1,910	......	......
Reserves	......	......	972	500
Balance	1,586	431	155	168
	$ 2,486	$ 2,342	$ 1,127	$ 668

CONSOLDIATED TRUSTS CORPORATION LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 11,980	$ 11,215	*$14,859	*$14,157	*$14,075
Expenses	69	725	......	......	......
Taxes	493	627	3,099	1,791	2,048
	$ 562	$ 1,352	$ 3,099	$ 1,791	$ 2,048
Net profits	$ 11,418	$ 9,863	$ 11,760	$ 12,366	$ 12,027
Bal. forward	367	784	648	2,408	4,774
	$ 11,785	$ 10,467	$ 12,408	$ 14,774	$ 16,801
Distribution—					
Reserve	$ 11,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Balance	784	648	2,408	4,774	3,434
Contingent	......	......	......	......	3,367
	$ 11,784	$ 10,648	$ 12,408	$ 14,774	$ 16,801

* Expenses deducted.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 255,837	$ 3,903	..	1.5	1.3
1919	256,012	11,418	..	4.5	4.0
1920	256,012	9,863	..	3.8	3.4
1921	257,012	11,760	..	4.7	3.9
1922	257,212	12,366	..	5.0	4.0
1923	257,212	12,027	..	4.7	4.0

CROWN TRUST COMPANY, MONTREAL

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 44,326	$ 55,100	$ 41,998	$ 50,561	$ 52,588
Bal. forward	55,102	15,289	30,389	17,388	22,949
	$ 99,428	$ 70,389	$ 72,387	$ 67,949	$ 75,537
Dividends	30,000	30,000	30,000	30,000	30,000
Balance	15,288	30,389	17,387	22,949	20,537
Reserves	54,140	10,000	25,000	25,000	25,000
	$ 99,428	$ 70,389	$ 72,387	$ 77,949	$ 75,537

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 500,000	$ 34,754	6	6.9	6.3
1919	500,000	44,326	6	8.8	7.3
1920	500,000	55,100	6	11.0	9.8
1921	500,000	41,998	6	8.3	6.9
1922	500,000	50,561	6	10.1	8.2
1923	500,000	52,588	6	10.5	8.2

EASTERN TRUST COMPANY, HALIFAX

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$131,766	$140,137	$133,511	$130,331	$124,968
Directors' fees	$ 7,750	$ 9,750	$ 11,250	$ 11,250	$ 12,750
Patriotic, etc.	1,000	......	1,000	1,000	......
Written off	......	2,000	......	5,160	1,074
Furniture	391	3,571	1,298	2,550	3,309
Taxes	4,606	22,468	16,046	16,977	14,956
	$ 13,747	$ 37,789	$ 29,594	$ 36,937	$ 32,089
Net profits	$118,019	$102,348	$103,917	$ 93,394	$ 92,879
Bal. forward	25,154	25,672	18,019	24,437	17,831
	$143,,173	$128,020	$121,936	$117,831	$110,710
Distribution—					
Dividends	$ 87,500	$ 90,000	$ 97,500	$100,000	$100,000
Reserve	30,000	20,000	......	......	......
Balance	25,673	18,019	24,436	17,831	10,710
	$143,173	$128,020	$121,936	$117,831	$110,710

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 747,800	$ 56,981	7	9.4	8.0
1913	904,000	80,899	7	10.6	8.1
1914	931,000	78,244	8	8.9	7.6
1915	1,000,000	89,156	8	9.5	7.3
1916	1,000,000	91,000	8	9.2	7.2
1917	1,000,000	95,581	8	9.5	8.0
1918	1,000,000	101,679	8	10.1	8.0
1919	1,000,000	118,019	9	11.8	8.9
1920	1,000,000	102,348	9	10.2	7.6
1921	1,000,000	103,917	*10	10.3	7.6
1922	1,000,000	93,394	10	9.3	6.8
1923	1,000,000	92,879	10	9.2	6.8

* Increased to 10 per cent. during the year.

FIDELITY TRUST CO., WINNIPEG

Distribution of Earnings

	1921	1922	1923
Earnings	$ 21,634	$ 8,370	$ 1,689
Commissions	......	3,826	......
Transfer of reserve	......	44,323	......
Balance forward	21,710	20,416	20,152
	$ 43,344	$ 76,936	$ 21,841
Expenses	6,775	9,608	......
Written off	......	......	700
Taxes	899	965	2,058
Deprec. in invest.	......	46,211	......
Balance	20,670	20,151	19,083
Reserve	10,000	......	......
Real estate reserve	5,000	......	......
	$ 43,344	$ 76,936	$ 21,841

THE GUELPH TRUST COMPANY, GUELPH

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 20,906	$ 23,649	$ 28,741	$ 29,958	$ 29,794
Taxes	......	......	2,878	3,127	3,406
Net profits	$ 20,906,	$ 23,649	$ 25,853	$ 26,831	$ 26,388
Bal. forward	5,738	7,019	6,043	7,150	9,074
Prem. on stock.	......	......	300	300	50
	$ 26,644	$ 30,668	$ 32,206	$ 34,281	$ 35,512
Distribution—					
Dividends	$ 14,625	$ 14,625	$ 14,757	$ 14,907	$ 14,948
Reserve	5,000	10,000	10,300	10,300	10,050
Balance	7,019	6,043	7,150	9,074	10,514
	$ 26,644	$ 30,668	$ 32,207	$ 34,281	$ 35,512

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 292,500	$ 22,032	5	7.6	7.3
1919	292,500	20,906	5	7.2	6.7
1920	292,500	23,649	5	8.1	7.6
1921	295,500	25,863	5	8.9	7.8
1922	298,500	26,831	5	9.2	7.8
1923	299,000	26,388	5	8.8	7.5

THE IMPERIAL CANADIAN TRUST COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 41,045	$ 77,013	$ 76,578	$ 56,900	$ 30,385
Taxes	......	12,853	9,685	4,559	7,454
Net profits	$ 41,045	$ 64,160	$ 66,893	$ 52,341	$ 22,931
Bal. forward	20,029	......	9,341	8,149	11,624
	$ 61,074	$ 64,160	$ 76,234	$ 60,490	$ 34,555
Distribution—					
Dividends	$ 23,224	$ 46,980	$ 48,085	$ 48,866	......
Reserve	37,850	7,838	20,000	......	......
Balance	......	9,341	8,149	11,624	34,555
	$ 61,074	$ 64,160	$ 76,234	$ 60,490	$ 34,555

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 912,500	$ 20,029	..	2.2	2.0
1919	930,185	41,045	2½	4.4	3.8
1920	946,349	64,160	5	6.8	6.9
1921	964,022	66,893	5	6.9	5.8
1922	979,299	52,341	5	5.4	4.5
1923	989,430	22,931	..	2.3	1.9

THE IMPERIAL TRUST CO. OF CANADA, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Net profits	$ 13,573	$ 22,857	$ 14,687	$ 26,447	$ 5,266
Bal. forward	3,010	10,417	20,942	22,644	35,426
	$16 583	$ 33,274	$ 35,929	$ 49,091	$ 40,692
Distribution—					
Dividends	$ 6,165	$ 12,332	$ 12,984	$ 13,665	$ 14,501
Balance	10,417	20,942	22,644	35,426	26,191
	$ 16,583	$ 33,274	$ 35,628	$ 49,091	$ 40,692

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1919	$ 205,526	$ 13,573	3	6.7	5.4
1920	214,179	22,857	6	11.4	8.4
1921	226,036	14,687	6	6.9	5.2
1922	238,183	26,447	6	12.0	8.8
1923	248,044	5,266	6	2.2	1.6

LONDON AND WESTERN TRUSTS CO., LONDON, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 62,327	$ 65,569	$ 40,255	$113,290	$ 85,199
Written off	$	$ 1,500	$ 3,075	$	$ ......
Taxes	1,192	......	9,807	11,129	17,613
Net profits	$ 61,135	$ 64,069	$ 27,373	$102,161	$ 67,586
Balance	8,051	14,186	13,255	5,628	11,384
	$ 69,186	$ 78,255	$ 40,628	$107,789	$ 78,970
Distribution—					
Dividends	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
Reserves.	20,000	30,000	......	55,000	25,000
Balance	14,186	13,255	5,628	11,384	13,261
Dep. reserve	......	......	......	6,405	5,709
	$ 69,186	$ 78,255	$ 40,628	$107,789	$ 78,970

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$350,000	$ 29,922	6	8.8	7.2
1913	400,000	37,368	6	9.5	8.6
1914	484,195	45,676	6½	9.7	9.4
1915	500,000	53,486	7	10.8	9.2
1916	500,000	51,651	7	10.3	8.2
1917	500,000	50,551	7	10.1	7.8
1918	500,000	53,113	7	10.6	8.0
1919	500,000	61,135	7	12.2	9.0
1920	500,000	64,069	7	12.8	9.1
1921	500,000	27,373	7	5.4	3.7
1922	500,000	102,161	7	20.4	12.1
1923	500,000	67,586	7	13.5	8.3

MERCANTILE TRUST CO. OF CANADA, HAMILTON

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits.	$ 55,470	$ 56,736	$ 55,325	$ 48,616	$ 51,917
Written off.	$ 6,745	$	$ 5,308	$	$ ......
Tax reserve	3,000	4,000	3,500	3,500	2,500
	$ 9,745	$ 4,000	$ 8,808	$ 3,500	$ 2,500
Net profits.	$ 45,725	$ 52,736	$ 46,517	$ 45,116	$ 49,417
Bal. forward	15,546	7,578	16,314	6,831	10,948
Prem. on stock.	620	......	......	......	......
	$ 61,891	$ 60,314	$ 62,831	$ 51,947	$ 60,365
Distribution—					
Dividends	$ 29,313	$ 35,000	$ 30,000	$ 30,000	$ 30,000
Contingent	......	2,500	1,000	11,000	......
Reserve	25,000	......	25,000	......	......
Depreciation	......	6,500	......	......	......
Balance	7,578	16,314	6,831	10,947	10,865
Special fund	......	......	......	......	19,500
	$ 61,891	$ 60,314	$ 62,831	$ 51,947	$ 60,365

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1913	$ 452,100	$ 41,830	6	10.5	9.0
1914	461,000	37,276	6	8.3	7.2
1915	466,800	42,660	6	9.2	8.0
1916	469,500	39,990	6	8.7	7.4
1917	483,500	40,389	6	8.4	7.1
1918	487,600	43,694	6	9.0	7.4
1919	500,000	45,725	6	9.5	7.6
1920	500,000	52,736	6+1	10.5	8.3
1921	500,000	46,517	6	9.3	7.0
1922	500,000	45,116	6	9.0	6.9
1923	500,000	49,417	6	9.8	7.4

MONTREAL TRUST COMPANY, MONTREAL

Distribution of Earnings

	1920	1921	1922	1923
Earnings	$201,297	$216,753	$238,774	$260,112
Reserve for tax	......	12,775	15,831	18,597
Patriotic	......	2,000	2,000	2,000
Net profit	$201,297	$201,977	$220,943	$239,515
Balance forward	59,935	150,713	252,691	353,635
	$261,232	$352,690	$473,634	$593,150
Distribution—				
Dividends	$100,000	$100,000	$120,000	$120,000
Reserve	10,520	......	......	......
Balance	150,712	252,691	353,634	473,150
	$261,232	$352,690	$473,634	$593,150

NATIONAL TRUST COMPANY, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$281,140	$252,825	$301,865	$294,598	$316,660
Patriotic.	$ 9,500	$	$	$	$ ......
Income tax.	24,000	17,800	25,000	18,000	30,000
	$ 33,700	$ 17,800	$ 25,000	$ 18,000	$ 30,000
Net profits	$247,440	$235,025	$276,856	$276,598	$286,660
Prem. on stock.	......	375,000	......	......	......
Bal. forward	12,182	59,623	84,417	121,282	157,880
	$259,623	$669,643	$361,282	$397,880	$444,540
Distribution—					
Dividends	$150,000	$185,232	$240,000	$240,000	$240,000
Premises.	50,000	......	......	......	......
Reserve	......	100,000	......	......	......
Balance	59,623	84,417	121,282	157,880	204,540
	$259,623	$669,649	$361,282	$397,880	$444,540

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,500,000	$242,042	10	16.1	8.3
1913	1,500,000	252,022	10	16.8	8.7
1914	1,500,000	237,869	10	15.8	7.8
1915	1,500,000	218,902	10	14.9	7.2
1916	1,500,000	222,754	10	14.8	7.4
1917	1,500,000	226,080	10	15.0	7.4
1918	1,500,000	239,784	10	15.9	7.7
1919	1,500,000	247,440	10	16.4	8.0
1920	2,000,000	235,025	11	14.0	7.1
1921	2,000,000	276,865	12	13.8	6.9
1922	2,000,000	276,598	12	13.8	6.7
1923	2,000,000	286,660	12	14.3	6.9

NORTHERN TRUSTS COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$137,265	$136,448	$130,910	$133,215	$104,141
Bal.forward	123,653	*135,592	*148,408	*156,641	*66,680
	$260,918	$272,040	$279,318	$289,856	$170,821
Distribution—					
Dividends	$120,000	$120,000	$120,000	$120,000	$120,000
Balance	140,918	152,040	159,318	69,856	50,822
Contingent res.	......	......	......	100,000	......
	$260,918	$272,040	$279,318	$289,856	$170,822

* After deduction of staff bonus.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,452,980	$147,786	7	10.7	9.5
1913	1,498,510	168,406	7	11.4	9.9
1914	1,500,000	166,092	8	11.1	9.0
1915	1,500,000	162,524	8	10.8	8.0
1916	1,500,000	154,113	8	10.3	8.2
1917	1,500,000	129,344		8.6	6.8
1918	1,500,000	127,697	8	8.5	6.6
1919	1,500,000	137,265	8	9.1	7.1
1920	1,500,000	136,448	8	9.0	7.0
1921	1,500,000	130,910	8	8.7	6.8
1922	1,500,000	133,215	8	8.8	7.0
1923	1,500,000	104,141	.8	6.9	5.6

NOVA SCOTIA TRUST CO., HALIFAX

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 26,672	$ 27,725	$ 29,396	$ 28,244	$ 27,368
Taxes	$	$ 1,329	$ 3,256	$ 2,324	$ 2,674
Directors' Fees	......	2,250	2,200	2,200	2,000
Written off	......	......	2,513	2,548	842
Net profits	$ 26,672	$ 24,146	$ 21,427	$ 21,172	$ 21,852
Prem. on stock.	......	......	......	5,660	......
Bal. forward	18,244	912	6,559	8,186	7,212
	$ 44,916	$ 25,058	$ 27,986	$ 35,018	$ 29,064
Distribution—					
Dividends	$ 22,004	$ 16,499	$ 16,800	$ 17,806	$ 20,394
Reserve	20,000	......	......	10,000	......
Depreciation	2,000	2,000	3,000	......	......
Balance	912	6,559	8,186	7,212	8,669
	$ 44,916	$ 25,058	$ 27,986	$ 35,018	$ 29,064

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn Rate
1919	$ 236,675	$ 26,672	7	11.3	9.1
1920	240,000	24,146	7	10.4	9.0
1921	250,000	21,427	7	9.0	7.6
1922	300,080	21,172	7	8.4	6.7
1923	325,400	21,852	7	7.5	6.2

PREMIER TRUST CO., LONDON

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 13,065	$ 13,855	$ 15,843	$ 16,935	$ 20,266
Expenses	$ 4,546	$ 4,288	$ 3,725	$ 4,316	$ 3,719
Interest	1,519	2,016	3,330	2,807	4,483
Taxes	177	201	1,620	1,091	1,750
Written off	......	......	......	......	1,707
	$ 6,242	$ 6,505	$ 8,675	$ 8,214	$ 11,659
Profits	$ 6,823	$ 7,350	$ 7,168	$ 8,721	$ 8,607
Brought for.	2,015	1,065	1,567	321	86
	$ 8,838	$ 8,415	$ 8,735	$ 9,042	$ 8,693
Distribution—					
Dividends	$ 4,773	$ 6,321	$ 6,515	$ 6,955	$ 7,578
Reserve	3,000	2,000	2,000	2,000	......
Balance	1,065	93	221	86	1,115
	$ 8,838	$ 8,415	$ 8,735	$ 9,042	$ 8,693

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 115,660	$ 4,727	4	4.1	3.1
1919	123,560	6,823	4	5.7	5.2
1920	127,794	7,350	5	6.1	5.6
1921	131,171	7,168	5	5.4	5.0
1922	135,237	8,721	5¼	6.7	6.2
1923	139,857	8,607	5½	6.2	5.7

PRUDENTIAL TRUST CO., MONTREAL

Distribution of Earnings

	1918	1919	1920	1921	1923
Net profits	$ 25,863	$ 30,687	$ 41,894	$ 44,343	$ 2,342
From surplus	......	......	......	......	152,666
	$ 25,863	$ 30,687	$ 41,894	$ 44,343	$155,008
Balance	......	......	......	......	3,713
Est. loss as assets	......	......	......	......	78,152
Adjust. on stock	......	......	......	......	73,144
Contingent res.	$ 25,863	$ 30,687	$ 35,976	$ 44,343	$ ......
Dividends	......	......	5,918	......	......
	$ 25,863	$ 30,687	$ 41,894	$ 44,343	$155,008

Figures for 1922 not available.

SASKATCHEWAN GENERAL TRUSTS CORPORATION, REGINA

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 9,348	$ 10,292	$ 9,731	$ 10,786	$ 12,735
Tax reserve	$ 802	$ 849	$ 952	$ 753	$ 1,076
Net profits	$ 8,546	$ 9,443	$ 8,779	$ 10,033	$ 11,659
Prem. on stock	1,161	......	9,112	18,593	1,054
Bal. forward	6,842	4,839	7,074	7,569	7,079
	$ 16,549	$ 14,282	$ 24,965	$ 36,195	$ 19,792
Distribution—					
Dividends	$ 6,358	$ 7,208	$ 7,396	$ 9,116	$ 10,281
Depreciation	152	......	......	......	......
Reserve	5,200	......	10,000	20,000	5,000
Balance	4,839	7,074	7,569	7,079	4,511
	$ 16,549	$ 14,282	$ 24,965	$ 36,195	$ 19,792

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1919	$ 112,227	$ 8,546	6	8.1	6.0
1920	113,897	9,443	6	8.3	6.3
1921	131,421	8,779	6	7.2	5.1
1922	165,153	10,033	6	6.6	4.5
1923	173,716	11,659	6	6.8	4.6

Continued Growth

The Annual Report of the Canada Permanent Mortgage Corporation shows 1923 to have been a year of continued substantial growth of this old institution, which was established in 1855. A comparison of some of the figures for that year with those for the previous year is interesting.

	1922	1923
Capital paid-up	$7,000,000.00	$7,000,000.00
Reserve Fund	7,000,000.00	7,000,000.00
Unappropriated Profits	334,155.90	405,954.10
Total Assets	41,365,608.36	43,649,024.41
Debentures payable in Gt. Britain	13,893,350.84	14,726,432.53
Debentures payable in Canada	4,791,919.47	6,402,986.37
Deposits	7,284,884.11	7,047,740.07

Deposits throughout 1923 averaged more than during 1922, and would have shown a substantial increase had it not been for large withdrawals of savings to invest in the recent Dominion of Canada and Province of Ontario Bond issues. There has been a considerable increase in the number of deposit accounts.

The Canada Permanent Trust Company

which is under the same direction and management, also enjoyed a year of expansion, as the following figures show:

	1922	1923
Capital paid-up	$1,000,000.00	$1,000,000.00
Reserve Fund	160,000.00	180,000.00
Guaranteed Trust Account	78,714.36	131,996.50
Estates, Trusts & Agency Account	4,375,832.12	6,686,570.18
Total Assets	5,630,706.98	8,021,172.37

The combined Assets of the two institutions amount to the large sum of $51,670,196.78.

The continued growth of these associate institutions, which have Branch Offices from the Atlantic to the Pacific, and which offer a most comprehensive financial service, is evidence of public appreciation of the experience and conservatism with which their business is managed.

Head Offices—14-20 Toronto Street, Toronto

SASKATCHEWAN MORTGAGE AND TRUST CORPORATION, REGINA

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 73,691	$ 80,384	$ 77,997	$ 83,214	$ 64,109
Expenses	$ 16,992	$ 19,511	$ 20,312	$ 23,819	$ 39,613
Res. for taxes.	......	9,929	5,420	5,477	1,945
Federal Taxes.	......	......	1,472	549	417
Written off ..	......	......	......	7,801	......
Net profits ...	$ 56,699	$ 50,944	$ 50,793	$ 45,568	$ 22,134
Bal. forward ..	9,637	7,336	10,354	6,396	19,499
	$ 66,336	$ 58,280	$ 61,147	$ 51,964	$ 41,633
Distribution—					
Dividends ..	$ 44,092	$ 46,201	$ 47,226	$ 23,787	$ 31,924
Int. on stock.	2,421	1,725	1,349	1,177	955
Reserve	10,000	......	5,000	7,500	......
Balance	9,823	10,354	7,572	19,499	8,754
	$ 66,336	$ 58,280	$ 61,147	$ 51,964	$ 41,633

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 791,043	$ 54,413	6	7.8	6.8
1919	808.705	56,699	6	7.7	6.6
1920	824,070	50,944	6	6.6	5.7
1921	826,814	50,793	6	6.5	5.5
1922	829,427	45,568	3	5.7	4.9
1923	831,939	22,134	4	2.8	2.3

THE STANDARD TRUSTS COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$111,004	$101,822	$ 75,450	$ 56,113	$ 26,027
Bal. forward ..	5,641	26,645	38,468	43,919	50,032
	$116,645	$127,467	$113,918	$100,032	$ 76,059
Distribution—					
Dividends ...	$ 90,000	$ 90,000	$ 70,000	$ 50,000	$ ......
Balance	26,645	38,468	43,918	50,032	76,059
	$116,645	$128,468	$113,918	$100,032	$ 76,059

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$ 500,000	$104,982	8½	20.9	14.9
1913	750,000	135,348	9	20.0	14.3
1914	750,000	118,155	9	15.7	10.2
1915	150,000	98,265	9	13.2	8.1
1916	750,000	87,919	9	11.7	7.1
1917	750,000	94,171	9	12.5	7.7
1918	1,000,000	83,785	9	10.9	6.8
1919	1,000,000	111,004	9	11.1	7.5
1920	1,000,000	101,822	9	10.1	6.3
1921	1,000,000	75,450	7	7.5	5.0
1922	1,000,000	56,113	5	5.6	3.9
1923	1,000,000	26,027	—	2.6	2.1

STERLING TRUSTS CORPORATION, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Net earnings ..	$ 62,197	$ 34,410	$ 11,736	$ 31,452	$ 32,096
Bal. forward ..	8,002	8,279	18,608	30,344	15,694
Trans. from res.	100,000	......	......	......	......
Prof. on shares	......	......	......	3,897	......
Adjustments ...	......	......	......	......	7,849
	$170,199	$ 42,689	$ 30,344	$ 65,693	$ 55,639
Reserves	$	$	$	$ 50,000	$ ......
Balance	8,279	21,320	30,344	15,693	25,857
As'ts writ. down	161,920	......	......	......	......
*Appropriation	......	21,368	......	......	......
Dividends	......	......	......	......	29,782
	$170,199	$ 42,689	$ 30,344	$ 65,693	$ 55,639

*Appropriation in respect of loss on operation of Great Northern Land Co.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1918	$ 480,440	$ 24,004	—	5.0	4.0
1919	501,302	62,196	—	12.4	12.2
1920	501,302	34,410	—	6.9	6.7
1921	501,302	11,756	—	2.3	2.2
1922	509,716	31,452	—	6.2	5.3
1923	568,019	32,096	6	6.5	5.7

TORONTO GENERAL TRUSTS CORPORATION, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$757,338	$820,269	$873,964	$854,668	$872,336
Expenses	$413,354	$466,556	$501,365	$513,944	$547,010
Patriotic	6,500	......	3,350	......	......
Written off ..	19,767	41,067	60,443	126,755	......
Income tax ...	25,000	25,000	37,000	30,000	26,000
	$646,621	$532,623	$602,158	$670,699	$573,010
Net profits ...	$292,717	$287,646	$271,806	$183,969	$299,326
Prem. on stock	......	171,395	204,857	......	......
Bal. forward ..	152,812	265,529	293,163	200,278	119,347
Distribution—	$445,529	$724,570	$769,826	$384,347	$418,673
Dividends ...	$180,000	$180,000	$229,448	$240,000	$240,000
Int. on stock	......	1,407	......	......	......
Reserves	......	250,000	265,000	25,000	105,000
Balance	265,529	293,163	200,378	119,347	73,674
Premises .. .	......	......	75,000	......	......
	$445,529	$724,570	$769,826	$384,347	$418,674

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,250,000	$216,760	10	18.0	12.7
1913	1,500,000	277,889	10	18.5	10.6
1914	1,500,000	308,126	10	20.0	10.2
1915	1,500,000	312,826	10	20.8	10.4
1916	1,500,000	270,883	10	18.0	8.2
1917	1,500,000	252,886	10	17.0	7.4
1918	1,500,000	266,369	10 + 1	18.0	7.6
1919	1,500,000	292,717	10 + 2	19.4	8.1
1920	1,726,960	287,646	11 + 1	19.1	7.6
1921	2,000,000	271,806	12	15.1	6.0
1922	2,000,000	183,969	12	9.1	4.0
1923	2,000,000	299,326	12	14.9	6.5

TRUSTS AND GUARANTEE CO., TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$110,175	$111,975	$100,143	$114,095	$113,590
Taxes	......	......	......	16,458	17,308
Net profits	$110,175	$111,975	$100,143	$ 97,637	$ 96,282
Bal. forward ..	465,244	*232,095	259,582	275,151	288,122
	$575,419	$344,070	$359,725	$372,788	$384,404
Distribution—					
Dividends	$ 83,856	$ 84,488	$ 84,574	$ 84,666	$ 85,767
Balance	491,563	259,582	275,151	288,122	153,637
Off assets ..	......	......	......	......	145,000
	$575,419	$344,070	$359,725	$372,788	$384,404

*Less amount written off on realization and revaluation of securities.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,344,901	$117,906	6	8.8	7.3
1913	1,350,547	125,082	6	9.3	7.6
1914	1,361,616	106,077	6	7.8	6.2
1915	1,369,314	102,261	6	7.5	5.0
1916	1,380,655	105,146	6	7.8	5.9
1917	1,388,364	107,966	6	7.8	6.0
1918	1,391,928	107,543	6	7.7	5.8
1919	1,402,469	110,175	6	7.9	6.0
1920	1,409,109	111,975	6	8.0	6.2
1921	1,410,660	100,143	6	7.1	6.0
1922	1,427,443	97,637	6	7.0	6.0
1923	1,429,709	96,282	6	6.7	5.6

UNION TRUST COMPANY, TORONTO

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$113,574	$110,141	$111,943	$113,467	$108,696
Patriotic	525	......	......	......	......
Taxes	10,446	13,342	13,935	13,158	12,930
Office expenses	......	6,632	7,778	4,536	3,600
Net profits ...	$102,603	$ 90,166	$ 90,230	$ 95,773	$ 92,166
Bal. forward ..	44,065	76,668	96,835	117,064	142,837
	$146,668	$166,834	$187,065	$212,837	$235,003
Distribution—					
Dividend ..	$ 70,000	$ 70,000	$ 70,000	$ 70,000	$ 70,000
Balance	76,668	96,835	117,064	142,836	115,003
Reserve	......	......	......	......	50,000
	$146,668	$166,835	$187,064	$212,836	$235,003

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$1,000,000	$206,401	10	20.6	11.6
1913	1,000,000	209,794	10	20.1	10.6
1914	1,000,000	162,075	10	16.2	8.2
1915	1,000,000	154,524	10	15.5	7.8
1916	1,000,000	125,195	10	12.5	6.3
1917	1,000,000	91,937	9	9.1	4.8
1918	1,000,000	98,363	7	9.8	6.7
1919	1,000,000	102,603	7	10.2	6.8
1920	1,000,000	90,166	7	9.0	6.0
1921	1,000,000	90,230	7	9.0	6.0
1922	1,000,000	95,773	7	9.5	6.4
1923	1,000,000	92,166	7	9.2	5.7

VICTORIA TRUST AND SAVINGS CO., LINDSAY, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
*Earnings	$ 75,346	$ 77,582	$ 91,158	$101,810	$ 94,683
Res. for taxes.	......	......	......	......	10,000
	$ 75,346	$ 77,582	$ 91,158	$101,810	$ 84,683
Bal. forward ..	10,109	9,465	9,241	6,142	7,805
Premiums	36,410	16,000	25,426	15,408	25,070
	$121,865	$103,047	$125,825	$123,360	$117,558
Distribution—					
Dividends ..	$ 42,399	$ 51,806	$ 59,684	$ 65,555	$ 69,467
Reserve	70,000	42,000	60,000	50,000	38,000
Balance	9,466	9,241	6,142	7,805	8,091
Premises .. .	......	......	......	......	2,000
	$121,865	$103,047	$125,826	$123,360	$117,558

*After deduction of taxes and all other expenses.

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1912	$325,473	$ 33,017	7	10.1	8.7
1913	396,953	43,939	7	11.0	10.5
1914	400,000	46,674	7	11.6	8.8
1915	400,000	46,700	7½	11.6	8.5
1916	400,000	50,234	7½	12.5	9.0
1917	447,475	54,553	7½	12.4	9.4
1918	500,000	58,774	7½	11.9	8.8
1919	600,000	75,346	8	14.2	9.9
1920	640,000	77,582	8½	12.5	9.1
1921	703,566	91,158	9	13.8	8.3
1922	742,085	101,810	9	14.0	8.4
1923	800,000	94,683	9	12.2	7.4

THE WATERLOO TRUST & SAVINGS COMPANY, WATERLOO, ONT.

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$144,033	$178,115	$182,089	$204,177	$127,916
Interest—					
On deposits	$ 40,122	$ 51,181	$ 53,483	$ 79,114	$ ......
On deben. ...	23,873	28,377	31,103	......	......
On loans	3,520	11,158	4,921	8,231	5,413
Com. on loans..	1,459	1,698	4,008	9,920	4,545
Expenses	23,945	28,706	28,997	39,960	48,951
Written off ...	1,465	......	743	5,337	......
Income Tax ...	......	......	4,197	3,943	6,350
	$ 94,384	$121,120	$127,451	$146,505	$ 65,259
Net earnings ..	$ 49,649	$ 56,995	$ 54,638	$ 57,672	$ 62,657
Prem. on stocks	8,864	1,753	1,950	2,535	1,750
Bal. forward ..	1,532	2,256	2,496	9,011	3,821
*From contg'nt.	......	......	4,197	......	......
	$ 60,045	$ 61,004	$ 63,281	$ 69,218	$ 68,228
Distribution—					
Dividends ..	$ 32,988	$ 37,507	$ 39,268	$ 44,987	$ 46,793
Reserve	21,800	15,000	15,000	15,000	15,000
Contingent ..	3,000	6,000	......	5,410	5,000
Balance	2,256	2,496	9,012	3,821	1,434
	$ 60,045	$ 61,004	$ 63,280	$ 69,218	$ 68,228

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1915	$332,876	$ 25,323	6	7.8	7.0
1916	383,779	31,762	6	8.8	7.7
1917	415,366	34,355	6	8.5	7.4
1918	481,802	40,462	6	9.3	8.0
1919	604,331	49,649	6	9.2	7.9
1920	638,764	56,995	6	9.1	7.7
1921	674,295	54,637	6	8.4	6.9
1922	707,920	57,672	6½	8.3	6.7
1923	729,685	62,657	6½	8.7	7.0

*Brought forward from contingent funds provided for Dominion Government income tax.

WESTERN TRUST COMPANY, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Profits	$ 74,685	$ 90,394	$ 86,125	$ 77,314	$ 69,358
Prov. for Inc. tax	6,500	8,500	8,000	7,500	7,000
Net profits ...	$ 68,185	$ 81,894	$ 78,125	$ 69,814	$ 62,358
Bal. forward ..	48,476	66,412	38,006	55,831	65,345
	$116,661	$148,306	$116,131	$125,645	$127,703
Distribution—					
Dividends ...	$ 50,250	$ 60,300	$ 60,300	$ 60,000	$ 30,150
Reserve	......	50,000	......	......	......
Balance	66,412	38,06	55,831	65,345	97,553
	$116,662	$148,306	$116,131	$125,645	$127,703

Rate of Earnings

Year	Paid-up Capital	Profits	Div.	% Profits Av. Cap.	Earn. Rate
1915	$1,005,000	$ 84,787	6	8.4	7.0
1916	1,005,000	81,058	5	8.1	6.5
1917	1,005,000	82,500	5	8.2	6.6
1918	1,005,000	62,391	5	6.2	4.9
1919	1,005,000	68,185	5	6.8	5.4
1920	1,005,000	81,894	6	8.1	6.4
1921	1,005,000	78,125	6	7.8	6.0
1922	1,005,000	69,814	6	6.9	5.3
1923	1,005,000	62,358	3	6.2	4.9

WINNIPEG MERCANTILE TRUST, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
*Earnings	$ 3,360	$ 4,531	$ 4,301	$ 5,310	$ 3,919
Bal. forward ..	6,906	6,315	4,836	5,090	4,044
	$ 10,266	$ 10,846	$ 9,137	$ 10,400	$ 7,963
Distribution—					
Dividends ...	$ 3,951	$ 4,010	$ 4,047	$ 6,356	$ 4,249
Reserve	......	2,000	......	......	......
Balance	6,315	4,836	5,090	4,044	3,714
	$ 10,266	$ 10,846	$ 9,137	$ 10,400	$ 7,963

*After deducting all expenses.

THE WINNIPEG TRUSTEE COMPANY OF CANADA, WINNIPEG

Distribution of Earnings

	1919	1920	1921	1922	1923
Net profits ...	$ 9,779	$ 10,481	$ 10,148	$ 9,416	$ 8,704
Bal. forward ..	345	496	161	157	768
	$ 10,124	$ 10,977	$ 10,309	$ 9,573	$ 9,472
Distribution—					
Dividends ...	$ 7,629	$ 9,394	$ 8,652	$ 8,805	$ 7,468
Reserve	2,000	2,000	1,500	......	1,500
Balance	496	583	157	768	504
	$ 10,125	$ 10,977	$ 10,309	$ 9,573	$ 9,472

YORKSHIRE & CANADIAN TRUST, HUDDERSFIELD, ENGLAND

Distribution of Earnings

	1919	1920	1921	1922	1923
Earnings	$ 36,070	$ 59,115	$ 57,815	$ 37,875	$ 54,730
Bal. forward ..	100,235	112,605	146,565	122,935	45,740
	$136,305	$171,720	$204,380	$160,810	$100,470
Income tax	$ 7,215	$ 8,595	$ 24,425	$ 19,235	$ 16,600
Debenture Int..	13,485	13,560	11.265	18.230	13.540
Directors' fees	3,000	3,000	3,000	3,000	3,000
Balance	112,605	146,565	122,935	45,740	49,920
Dividends	......	......	42,755	17,105	17,410
Reserve	......	......	......	62,500	......
	$136,305	$171,720	$204,380	$160,810	$100,470

In the foregoing analysis the company's figures in sterling have been converted on the basis of $5 to the £.

LOAN COMPANIES ALWAYS READY TO HELP BORROWERS

Consideration During the Period of Agricultural Depression

From the Report of the Executive Committee to the Annual Meeting of the Dominion Mortgage and Investments Association at Winnipeg.

There have been many evidences of the severity with which the necessary work of re-adjustment and deflation has been proceeding throughout the country. Practically all commercial and financial interests have in some measure been affected. This work of re-adjustment, painful and costly as it has proved to be, is not yet complete. The position of the farmer has yet to be improved, and some of his present burdens lightened or removed. There is still an immense disparity between the rewards presently obtainable by our farmers, and those demanded and obtained by workers in other branches of industry. The production of grain during 1923 in the Western Provinces exceeded that of any previous period, the yield of wheat alone being placed at 450 million bushels. But in spite of this immense accomplishment, the returns to the farmer have been far from adequate for the reason that he continues to work under serious handicaps, high production costs, high commodity prices, and burdensome freight charges, being coincident with low prices for all farm products.

While the buying power of the farming community continues to be greatly curtailed, and while the returns from the year's crop have been far below what could have been wished, they have still been sufficient to effect a substantial improvement in the general position of the farmers in the Western Provinces, and they have been able in some measure at least to reduce their burden of debt.

In all times of agricultural depression it becomes necessary for the mortgage lending interests to extend the utmost consideration to their farmer customers, and to tide them over seasons of disappointments and difficulty. This rule has long been one of general observance. But notwithstanding this fact the whole tendency of Western legislation within recent years has been to make difficult, and in certain circumstances impossible, the work of debt collection, with the result that undeserving or even dishonest debtors can for a considerable time at least successfully evade payment of their obligations. The unfair bearing of these laws upon the rights of mortgage investors has been the subject of wide discussion.

THE TITLE GUARANTEE AND TRUST CORPORATION OF CANADA

CAPITAL: $1,000,000

SIR LOMER GOUIN - - President
SIR HERBERT HOLT - Vice-President
E. R. DECARY, N.P. - Vice-President

WE GUARANTEE TITLES and MORTGAGES

CONSULTATIONS INVITED

THE TITLE GUARANTEE BUILDING
224 St. James Street
MONTREAL
Telephone Main 6803

BOARD of DIRECTORS
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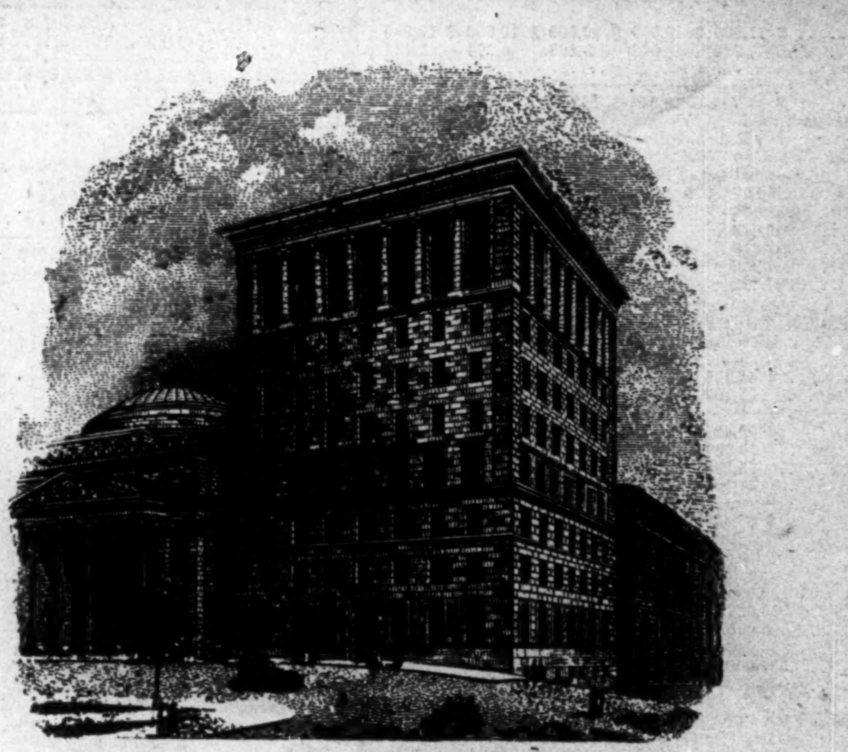

Head Office Building, Montreal.

THE ROYAL TRUST COMPANY
Executors and Trustees

Assets Under Administration, $338,696,460.14

We beg to refer you to the statement of ASSETS ADMINISTERED by the Trust Companies of Canada which appears in this issue; and particularly to the figures relating to The Royal Trust Company.

BRANCHES:
Calgary, Edmonton, Halifax, Hamilton, Ottawa, Quebec, Regina, St. John, Toronto, Vancouver, Victoria, Winnipeg
And St. John's, Newfoundland

ASSETS OF CANADA'S CHIEF LOAN AND MORTGAGE COMPANIES

	—Mortgages—			—Other Loans—			—Securities—			—Real Estate and Premises—			—Cash—			—Total Assets—		
	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923
Brit. Mort. Loan	$ 1,851,197	$ 2,226,178	$ 2,694,709	$	$	$	$ 1,376,929	$ 1,210,411	$ 978,191	$ 26,000	$ 30,000	$ 30,000	$ 90,043	$ 60,539	$ 68,998	$ 3,344,469	$ 3,527,128	$ 3,771,896
B.C. Perm. Loan	1,564,497	1,568,576	1,718,252	......	......	......	478,640	475,595	449,923	788,366	795,200	650,078	27,059	53,379	109,940	2,888,726	2,920,448	2,954,068
Brockville Loan	719,233	738,091	798,712	18,632	15,457	14,377	78,523	62,917	83,883	4,328	3,367	4,136	......	41,752	2,182	820,716	861,586	903,292
Can. Mort. Invest	1,362,184	1,327,710	1,265,145	......	......	......	465,531	465,740	447,386	423,455	455,842	506,335	93,357	66,036	68,358	2,358,960	2,344,254	2,313,853
Canada Landed	4,035,149	4,128,262	4,410,131	4,300	......	......	1,846,478	1,974,414	1,979,231	99,473	113,062	92,256	218,941	275,043	88,364	6,204,342	6,490,782	6,569,984
Canada Permanent	32,994,034	34,081,900	36,454,669	264,070	205,431	187,235	2,255,399	3,774,591	3,923,178	1,342,469	1,559,550	1,644,876	2,221,635	1,744,133	1,439,064	39,077,608	41,365,608	43,649,024
Central Canada	1,341,626	1,281,660	1,337,056	980,469	1,422,151	1,283,648	4,427,648	4,512,061	4,064,173	250,000	262,763	262,798	369,446	312,942	311,973	7,319,190	7,791,579	7,259,650
Col. Invest. & Loan	403,697	265,247	156,961	165,333	15,000	15,000	365,815	307,693	174,920	357,877	280,632	262,918	46,101	169,156	11,663	1,747,448	1,415,492	1,018,864
Crown Sav. & Loan	640,284	653,749	632,848	15,889	7,719	7,719	68,288	54,215	54,215	19,219	19,000	18,700	22,294	22,099	8,814	766,478	756,783	751,892
Credit Foncier	39,990,118	37,947,872	35,653,399	436,490	792,352	2,443,314	8,065,459	9,721,616	11,117,352	1,791,197	1,393,592	1,454,454	3,505,428	4,709,130	3,815,349	54,722,313	55,456,485	56,075,222
Debenture Co. of Can.	......	......	......	......	......	......	......	......	......	2,299	7,858	18,603	810	310	128	182,168	172,948	247,940
Eastern Can. Savings	2,152,287	2,223,426	2,352,846	......	......	......	......	......	44,484	31,386	15,679	93,628	80,084	14,171	31,764	2,263,758	2,334,480	2,524,618
E. Lambton Farm Loan	286,959	288,953	311,040	9,827	8,433	9,783	257,579	245,128	280,021	6,180	3,800	8,800	418	8,266	1,242	560,963	554,582	605,887
Empire Loan	822,675	734,347	649,053	......	......	......	5,000	......	......	60,383	942,670	121,600	5,507	7,711	4,909	894,460	885,436	776,241
Frontenac Loan	146,996	164,212	158,415	40,590	40,349	40,203	89,923	74,575	74,575	12,757	12,767	17,305	2,463	986	8,881	292,730	293,090	299,581
Great-West Perm. Loan	3,476,600	3,579,510	3,903,668	102,374	101,412	92,081	618,496	197,614	146,598	1,564,856	1,519,526	1,552,066	436,987	1,212,453	227,218	6,242,869	6,860,461	6,655,746
Guelph & Ont. Invest.	2,515,365	2,511,129	2,589,565	41,110	45,489	53,092	1,815,953	1,726,816	1,554,694	84,337	139,729	219,674	236,148	149,870	90,884	4,692,914	4,573,034	4,507,910
Grey & Bruce Loan	597,263	646,626	668,182	88,443	95,334	49,011	98,757	74,459	104,564	27,814	22,510	44,334	1,212	3,202	16,428	813,496	844,313	884,912
Ham. Prov. & Loan	4,249,341	4,428,176	4,600,660	7,500	7,481	7,461	285,199	280,100	275,453	110,753	105,395	152,090	112,263	97,163	61,584	4,765,056	4,918,316	5,097,249
Home Invest. & Sav.	2,078,861	2,111,168	1,895,511	......	......	......	61,937	6,178	4,402	222,277	265,644	372,705	12,266	12,729	5,204	2,375,342	2,401,362	2,283,277
Huron & Erie Loan	15,744,081	17,512,099	19,151,551	2,651	......	......	3,831,444	4,660,823	5,593,474	900,000	900,000	863,000	1,055,729	914,855	1,208,984	22,712,516	25,167,887	26,822,960
Indus. Mortgage	2,040,715	2,139,521	2,268,840	15,206	11,859	13,440	568,401	565,911	569,324	21,193	39,008	42,204	148,183	106,590	126,478	2,798,699	2,862,890	3,019,689
International Loan	463,293	475,499	508 862	......	......	......	7,499	......	......	54,251	53,115	48,707	3,854	4,944	2,191	545,430	545,514	561,110
Investors' Mort. Sec.	10,701,140	10,691,140	12,617,770	......	......	......	......	......	......	......	......	......	217,480	76,795	123,275	11,246,560	11,598,070	12,911,540
Lambton Loan & Inv.	3,148,705	3,154,053	3,434,446	88,102	75,669	65,881	331,122	315,326	303,509	28,819	34,837	76,426	7,052	40,893	60,330	3,603,802	3,620,780	3,940,593
Landed Bank & Loan	3,064,437	3,084,320	3,134,739	89,599	57,060	47,517	325,354	302,378	296,803	75,000	92,850	124,778	48,707	75,781	128,880	3,603,098	3,612,390	3,782,720
London Loan & Savings	1,927,140	2,105,888	2,335,047	62,657	36,627	23,162	673,331	685,767	708,851	85,008	85,000	85,000	133,908	65,046	61,016	2,882,045	2,978,329	3,213,077
Midland Loan & Savings	1,022,823	1,244,268	1,364,232	3,063	3,021	1,307	592,658	447,553	441,733	5,085	5,085	5,016	84,905	122,863	172,542	1,708,535	1,822,791	1,984,831
Montreal Loan & Mort.	1,619,685	1,646,092	1,816,825	79,583	88,642	500	50,458	25,229	......	......	......	300	8,154	4,984	7,282	1,757,881	1,764,947	1,824,907
Mortgage Corp. of N.S.	976,017	985,510	1,062,848	507	1,297	1,457	......	......	11,000	4,107	3,971	5,365	3,209	12,272	14,788	1,333,849	1,324,311	1,408,415
Northern Mort. Co.	3,290,388	3,255,298	3,140,878	......	......	......	......	......	......	187,721	199,221	274,082	1,194	328	14,055	3,479,763	3,455,307	3,429,425
N.S. Savings & Bldg.	1,854,808	1,829,979	1,862,815	......	......	......	49,414	85,963	151,987	8,000	8,000	8,000	6,299	18,392	40,863	1,919,196	1,942,770	2,064,051
Northern Can. Mortgage	......	......	......	556,888	631,578	632,315	37,354	49,347	53,862	151,319	1,675	40,914	11,429	17,461	2,585	758,957	700,271	720,681
Ont. Loan & Deben.	4,430,242	4,699,790	5,295,364	44,405	25,364	32,914	2,735,552	2,916,695	2,787,961	103,156	132,321	124,552	248,138	229,749	163,559	7,561,494	8,003,922	8,404,352
Okanagan Loan	282,314	495,920	489,977	2,693	......	......	85,170	46,810	44,056	57,791	69,314	53,569	16,138	16,407	8,011	601,112	633,145	598,772
Owen Sound Loan	160,107	171,469	187,050	6,551	9,586	9,083	40,592	21,873	21,633	41,580	16,730	16,873	1,032	18,216	1,546	229,099	239,692	238,162
People's Loan & Sav.	825,790	785,152	787,173	13,426	11,522	10,876	85,236	74,358	51,342	74,167	102,110	74,547	40,682	45,990	30,633	1,100,310	1,079,870	1,014,999
Real Estate Loan	1,072,660	1,079,115	1,107,608	2,377	1,548	6,258	174,328	126,920	118,760	37,803	46,432	34,402	28,126	43,861	36,050	1,315,295	1,297,877	1,303,081
Royal Loan & Savings	1,670,208	1,746,863	1,859,933	57,429	42,861	29,029	694,685	640,780	555,704	50,808	66,173	66,430	76,069	115,447	104,308	2,549,200	2,612,125	2,615,406
Southern Loan & Savings	2,285,693	2,337,706	2,357,991	18,021	18,245	8,124	250,075	252,977	252,544	27,000	30,235	35,843	26,137	7,906	70,832	2,606,928	2,647,071	2,725,335
Security Loan	1,059,210	1,092,854	1,152,258	8,821	6,772	8,787	73,797	81,400	129,650	21,100	21,100	21,100	42,240	46,272	32,223	1,205,425	1,249,481	1,345,102
Second Investors' Mort.	2,180,130	3,577,875	3,886,030	......	......	......	......	......	......	......	......	......	82,470	26,730	16,795	2,826,140	3,628,810	3,965,506
Sask. Loan & Invest	402,903	392,381	365,546	......	......	......	......	......	......	10,676	24,949	43,164	583	130	13,763	422,841	423,563	426,647
Sherbrooke Loan & Mor.	545,520	681,963	780,171	17,380	7,284	4,098	86,851	70,086	67,489	......	......	......	300	300	300	656,346	765,093	858,379
Toronto Mortgage	1,693,921	1,736,064	1,892,036	130,137	102,881	57,788	1,165,553	1,326,291	1,290,719	45,000	45,000	45,000	133,319	87,666	117,252	3,167,961	3,297,904	3,402,796
Toronto Sav. & Loan	256,208	294,465	483,631	141,525	139,731	138,826	2,402,069	2,493,451	2,272,550	1,217,631	1,138,014	1,375,010	185,729	208,124	161,865	4,203,678	4,278,033	4,434,785
Trust & Loan	14,573,004	14,958,081	15,549,481	......	......	......	39,860	259,375	565,650	467,780	468,530	468,530	161,340	301,945	292,845	20,931,210	20,526,335	22,977,150
Port Art. & Ft. Wm. Mtg.	537,457	518,794	608,141	......	4,056	16,400	75,377	62,550	......	99,060	104,200	70,857	5,294	11,092	1,562	722,068	659,813	659,294
Hudson Bay Mortgage	84,846	88,944	88,145	......	......	......	500	500	......	......	......	......	3,433	1,494	2,750	105,822	106,950	106,318
Total	$179,141,811	$181,687,895	$191,846,210	$ 3,468,048	$ 4,032,211	$ 5,310,686	$37,098,234	$40,676,486	$42,045,794	$10,998,481	$11,626,456	$11,525,575	$10,263,595	$11,583,603	$9,385,480	$250,334,176	259,614,108	$268,861,185
Dyment Sec. Loan	......	......	407,703	......	......	193,066	......	......	194,000	......	......	......	......	......	758	......	......	835,892
Provident Trust & Mtg.	......	......	78,045	......	......	......	......	......	......	......	......	27,367	......	......	40	......	......	92,359
Sarnia Finance	......	......	220,258	......	......	......	......	......	......	......	......	14,225	......	......	3,481	......	......	298,509
West. Can. Invest.	......	......	1,156,730	......	......	......	......	......	34,925	......	......	69,800	......	......	17,300	......	......	1,354,455
Western Homes	......	......	690,817	......	......	......	......	......	9,901	......	......	60,553	......	......	4,959	......	......	780,285
*Waterloo County Loan	1,132,166	......	......	50,981	......	......	1,337,690	......	......	109,127	......	......	112,769	......	......	2,742,735	......	......
*Victoria Loan & Sav.	2,172,613	2,653,660	......	39,385	42,000	......	1,022,631	827,037	......	60,683	88,177	......	129,706	110,886	......	3,444,921	3,721,761	......

LIABILITIES OF LOAN COMPANIES

COMPANY—	TO THE PUBLIC —Savings Deposits—			—Debentures—			—Total—			TO SHAREHOLDERS —Capital—			—Reserves—			—Undivided Profits—		
	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923
Brit. Mort. Loan	$ 1,046,831	$ 1,189,974	$ 1,306,185	$ 1,294,255	$ 1,300,718	$ 1,400,425	$ 2,341,086	$ 2,490,693	$ 2,706,610	$ 500,000	$ 500,000	$ 500,000	$ 470,000	$ 500,000	$ 520,000	$ 3,382	$ 6,435	$ 5,228
Brockville Loan	802,063	344,225	360,243	......	......	......	305,985	348,245	364,415	305,593	336,625	348,900	140,000	150,000	160,000	2,775	4,992	7,808
B.C. Perm. Loan	160,081	172,378	183,611	861,432	885,797	926,889	1,055,204	1,084,769	1,110,500	940,763	941,829	942,424	775,000	800,000	800,000	23,969	10,166	9,284
Can. Mort. Invest	......	......	......	492,481	487,092	487,120	511,272	504,929	505,359	1,242,022	1,243,740	1,243,263	500,000	500,000	500,000	28,336	19,240	28,641
Canada Landed	......	......	......	3,386,191	3,628,286	3,715,107	3,429,356	3,698,437	3,777,423	1,205,000	1,205,000	1,205,000	1,450,000	1,450,000	1,450,000	37,519	42,182	42,086
Canada Permanent	6,729,651	7,284,884	7,047,740	17,859,340	19,526,512	21,980,137	24,596,471	26,821,452	29,033,070	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	271,136	334,155	405,954
Central Canada	1,653,704	2,254,203	1,988,056	1,993,403	1,841,117	1,532,978	3,647,107	4,095,320	3,521,034	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	128,382	152,509	159,865
Col. Invest. & Loan	......	......	......	......	......	......	12,391	5,082	1,627	1,251,382	647,988	648,330	400,000	300,000	275,000	37,986	4,180	3,900
Crown Sav. & Loan	176,232	171,098	134,203	232,717	228,217	255,591	408,949	399,316	389,795	241,050	241,050	241,050	101,000	105,000	109,000	7,645	3,582	4,213
Credit Foncier	......	......	......	37,682,512	37,468,348	37,507,580	37,682,512	37,468,348	37,507,580	9,647,667	9,647,667	9,647,667	3,046,525	3,600,958	3,867,246	xx......	xx......	1,648,796
Debenture Co. of Can.	......	......	......	......	......	......	......	......	......	114,986	148,480	186,585	4,000	8,000	14,000	230	921	540
Eastern Can. Savings	358,720	186,519	192,220	848,295	1,086,950	1,267,912	1,207,015	1,273,470	1,460,133	750,000	750,000	750,000	301,000	305,000	306,500	......	......	......
Empire Loan	......	......	......	83,484	67,878	64,426	154,899	139,910	105,459	631,481	636,597	638,055	90,000	90,000	30,000	1,297	2,108	856
E. Lambton Farm Loan	134,169	131,620	127,973	104,419	114,939	160,950	256,553	246,559	294,486	227,050	227,150	227,150	70,536	74,035	77,407	......	......	......
Frontenac Loan	40,192	39,226	46,750	......	......	......	40,192	39,235	46,786	200,000	200,000	200,000	30,000	30,000	30,000	282	283	98
Great-West Perm. Loan	1,012,473	958,893	434,536	1,635,870	2,353,086	2,725,436	2,654,666	3,325,072	3,159,972	2,415,863	2,417,120	2,417,311	1,100,000	1,100,000	1,053,835	11,180	17,494	......
Guelph & Ont. Invest.	902,044	838,134	772,396	1,853,244	1,781,649	1,772,527	2,755,920	2,620,657	2,546,027	965,080	965,080	965,080	869,435	869,435	869,435	54,231	74,433	38,765
Grey & Bruce Loan	180,369	210,987	238,318	98,279	95,714	105,386	279,720	306,701	343,705	444,380	444,380	444,380	74,000	76,000	78,000	......	......	......
Ham. Prov. & Loan	898,039	927,605	918,552	1,229,915	1,288,129	1,428,249	2,151,722	4,265,035	2,390,704	1,200,000	1,200,000	1,200,000	1,300,000	1,350,000	1,400,000	......	......	......
Home Invest. & Sav.	534,372	538,145	385,349	89,332	86,023	192,148	740,571	766,866	657,280	992,630	992,674	992,721	500,000	500,000	500,000	97,287	96,968	38,420
Huron & Erie Loan	5,900,163	6,061,379	6,116,249	10,213,258	12,306,994	13,730,303	16,271,255	18,555,144	20,059,759	5,000,000	5,000,000	5,000,000	1,300,000	1,500,000	1,650,000	53,761	25,243	25,701
Investors' Mort. Sec.	......	......	......	3,861,490	3,999,015	3,917,640	4,044,730	4,178,410	4,108,890	5,000,000	5,000,000	6,249,400	1,825,000	1,875,000	2,125,000	77,740	79,355	92,620
Indus. Mortgage	828,370	803,081	814,386	864,530	940,423	1,064,310	1,692,900	1,743,505	1,878,697	635,000	635,000	635,000	440,000	455,000	477,000	398	810	416
International Loan	......	......	......	......	......	......	59,807	14,034	2,037	470,994	500,837	518,663	......	......	......	14,629	30,642	40,409
Lambton Loan & Inv.	1,134,746	1,099,576	1,102,568	690,153	809,093	1,070,408	1,908,373	1,908,669	2,195,703	789,750	789,750	789,750	850,000	870,000	895,000	......	......	20,652
Landed Bank & Loan	992,909	955,530	970,677	540,495	549,555	626,275	1,555,043	1,522,857	1,616,346	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000	8,055	44,533	21,373
London Loan & Savings	919,140	756,426	666,460	648,022	905,614	1,103,156	1,577,630	1,662,154	1,872,356	891,444	891,539	891,539	410,000	420,000	430,000	2,971	4,636	3,580
Mortgage Corp. of N.S.	71,354	32,075	33,654	235,091	248,181	318,096	306,345	283,849	355,969	521,192	552,671	562,945	144,000	154,000	164,000	403	111	290
Midland Loan & Savings	322,467	323,013	330,391	664,552	758,553	898,391	987,019	1,081,566	1,228,851	360,000	360,000	360,000	320,000	340,000	350,000	19,870	18,395	14,453
Montreal Loan & Mort.	117,624	118,932	170,412	146,969	146,969	146,969	273,990	275,384	327,108	600,000	600,000	600,000	800,000	800,000	800,000	59,890	65,563	73,799
Northern Mort. Co.	......	......	......	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,957,903	1,983,521	2,008,387	......	......	......	257,958	282,148	292,772
N.S. Savings & Bldg.	160,843	144,845	115,491	560,113	554,908	645,572	720,956	699,754	761,063	977,123	1,015,606	1,071,510	204,000	209,000	217,000	6,299	18,391	40,868
Northern Can. Mortgage	......	......	......	......	......	......	......	......	......	560,925	560,987	572,686	50,000	60,000	60,000	62,511	64,246	68,484
Owen Sound Loan	60,826	73,427	56,592	25,585	24,218	24,556	87,171	98,286	95,077	128,742	129,104	129,270	......	......	......	......	......	......
Okanagan Loan	18,147	6,582	11,538	18,734	39,648	41,413	93,493	126,713	90,267	390,580	390,580	390,580	101,000	110,000	110,000	480	1,881	92
Ont. Loan & Deben.	923,685	942,592	811,098	2,447,814	2,775,628	3,234,472	3,371,500	3,718,221	4,045,572	1,750,000	1,750,000	1,750,000	2,350,000	2,425,000	2,500,000	46,244	49,450	47,530
People's Loan & Sav.	415,030	390,113	305,007	109,750	110,552	118,238	524,925	500,665	430,158	494,101	496,008	496,246	70,000	77,000	84,000	3,288	3,195	4,593
Real Estate Loan	......	......	......	506,566	482,870	486,108	511,873	488,227	490,966	500,000	500,000	500,000	280,000	285,000	290,000	5,403	6,441	3,305
Royal Loan & Savings	746,319	816,373	790,977	689,059	663,572	669,126	1,439,496	1,484,090	1,464,305	600,000	600,000	600,000	485,000	500,000	520,000	11,161	14,534	17,601
Southern Loan & Savings	552,455	547,540	506,438	801,826	828,981	933,008	1,356,887	1,379,395	1,440,216	900,000	900,000	900,000	800,000	815,000	830,000	14,041	16,675	19,118
Security Loan	399,328	376,286	322,200	61,688	113,556	249,239	461,012	494,497	576,290	532,300	534,700	536,100	185,000	200,000	210,000	4,582	1,583	3,972
Second Investors' Mort.	......	......	......	......	709,250	910,250	64,425	745,135	939,275	2,000,000	2,500,000	2,500,000	175,000	205,000	300,000	23,105	25,090	26,795
Sask. Loan & Invest	......	......	......	......	......	......	18,372	7,065	2,592	341,812	345,036	351,338	40,000	40,000	40,000	5,462	10,319	10,875
Sherbrooke Loan & Mor.	385,213	410,406	417,819	......	38,700	52,050	405,720	452,261	535,129	200,000	250,000	250,000	43,000	53,000	60,000	1,626	2,332	5,749
Trust & Loan	......	......	......	13,122,260	12,125,475	14,503,015	13,122,260	12,125,475	14,503,015	6,750,000	6,750,000	6,750,000	75,065	504,915	568,690	508,325	613,505	578,025
Toronto Mortgage	87,309	88,685	84,236	1,548,478	1,658,403	1,747,373	1,663,154	1,775,484	1,861,283	724,500	724,550	724,550	725,000	725,000	750,000	38,774	54,605	48,769
Toronto Sav. & Loan	650,597	651,990	......	1,324,059	1,393,466	†2,210,961	1,978,004	2,048,108	2,215,037	1,000,000	1,000,000	1,000,000	1,100,000	1,100,000	1,100,000	75,674	79,925	69,748
Port Art. & Ft. Wm. Mtg.	......	......	......	69,593	69,593	69,593	98,197	71,368	72,144	598,288	585,800	585,800	......	......	......	20,540	......	......
Hudson Bay Mortgage	......	......	......	......	......	......	......	......	......	102,720	102,720	102,720	......	......	......	2,861	3,990	3,258
Total	$28,815,465	$ 29,846,742	$ 27,762,326	$109,895,254	$115,493,672	$125,293,383	$139,826,178	$148,340,412	$154,090,070	$ 67,802,371	$ 67,943,789	$ 69,369,400	$ 33,243,561	$ 34,781,343	$ 35,870,113	$ 2,081,647	$ 2,287,245	$ 3,942,841
Dyment Sec. Loan	......	......	19,652	......	......	......	......	......	53,949	......	......	652,200	......	......	......	......	......	590,704
Provident Trust & Mtg.	......	......	......	......	......	......	......	......	1,200	......	......	90,050	......	......	......	......	......	......
Sarnia Finance	......	......	......	......	......	......	......	......	58,269	......	......	210,150	......	......	......	......	......	1,446
West. Can. Invest.	......	......	......	......	......	383,470	......	......	383,470	......	......	750,000	......	......	80,000	......	......	38,830
Western Homes	......	......	......	......	......	......	......	......	20,722	......	......	692,552	......	......	......	......	......	67,001
*Waterloo County Loan	1,288,210	......	......	611,489	......	......	1,899,699	......	......	674,295	......	......	135,000	......	......	6,011	......	......
*Victoria Loan & Sav.	1,020,496	1,053,068	......	1,296,727	1,405,028	......	2,292,630	2,483,240	......	703,566	742,085	......	422,000	472,000	......	6,142	7,805	......

*—Company has been changed to a trust company. Figures for 1923 are included in table of Trust Companies.
†—Includes deposits.
xx—Figures not available.

INVESTMENTS OF THE TRUST COMPANIES

	—Capital Account—			—Guaranteed Accounts—			—Estates, Trusts—			—Total—			Capital	Reserve
	1921	1922	1923	1921	1922	1923	1921	1922	1923	1921	1922	1923	1923	1923
Brantford Trust	$ 333,933	$ 333,937	$ 334,273	$	$	$	$ 832,098	$ 1,386,864	$ 1,528,348	$ 1,166,031	$ 1,720,802	$ 1,862,622	$ 300,000	$ 20,000
British Empire Trust	4,347,265	4,531,905	4,863,145	......	......	......	2,768,380	1,936,010	1,571,260	7,115,655	6,474,915	6,434,410	3,760,750	......
British Canadian Trust	56,300	60,042	60,633	1,900	1,900	1,400	405,915	272,044	247,190	464,116	333,986	309,224	45,903	8,600
British Western Trust	112,434	110,537	111,415	......	3,000	2,000	159,656	167,482	188,544	272,090	281,019	251,959	84,925	4,550
Canadian Guaranty Trust	470,960	472,437	559,460	351,625	371,594	285,522	2,441,214	2,716,871	2,910,321	3,263,800	3,560,902	3,755,304	272,151	45,000
Canada Trust	1,788,370	1,752,011	1,766,036	3,478,554	2,983,733	4,416,355	6,613,613	8,532,003	9,070,792	11,880,538	13,217,747	15,253,184	1,000,000	725,000
Capital Trust	617,302	639,819	682,138	985,181	1,282,328	1,214,806	3,211,526	3,688,337	5,346,075	4,814,010	5,610,486	7,243,021	590,898	35,000
Crown Trust	805,435	856,429	777,787	......	......	391,950	4,908,858	6,279,634	6,247,124	5,714,294	6,136,063	7,416,861	500,000	125,000
Canada Permanent Trust	1,153,519	1,176,160	1,202,605	71,040	78,714	131,996	2,786,612	4,375,832	6,686,570	4,011,172	5,630,706	8,021,172	1,000,000	180,000
Chartered Trust	583,561	628,997	618,620	590,525	697,008	686,145	6,660,714	6,774,072	7,986,682	7,834,800	8,100,078	9,241,449	516,802	60,000
Commercial Trust	37,967	36,260	33,680	......	......	......	24,092	22,109	19,550	62,060	58,369	53,231	15,000	2,500
Eastern Trust	1,499,436	1,367,831	1,928,065	660,934	963,109	1,493,629	27,919,146	31,154,311	32,293,913	30,079,517	33,485,251	35,715,608	1,000,000	350,000
Guelph Trust	341,899	355,773	368,410	171,829	259,052	304,853	214,784	251,499	281,419	728,513	866,324	954,683	299,000	50,650
Imperial Trusts	317,691	349,041	347,209	925,339	873,696	667,976	3,685,982	3,850,299	4,630,408	4,929,013	5,073,036	5,645,594	246,044	50,000
Imperial Canadian Trusts	1,981,816	2,392,136	1,870,289	......	......	......	7,246,120	7,978,113	8,832,636	9,227,937	10,370,249	10,702,925	989,430	170,000
London & Western	734,378	797,095	822,011	10,768	......	......	12,588,478	12,260,262	12,284,910	13,333,535	13,057,357	13,106,922	500,000	300,000
Mercantile Trust	704,134	733,897	695,865	271,318	266,455	328,944	5,141,716	6,189,291	7,426,965	6,117,169	7,189,644	8,451,775	500,000	150,000
Montreal Trust	3,830,863	3,835,017	3,814,459	2,671,097	3,746,736	......	79,909,715	92,682,260	103,758,065	86,411,676	100,264,013	107,572,524	1,000,000	1,000,000
National Trust	4,298,443	4,341,718	4,370,583	5,113,989	6,941,839	7,440,988	93,400,117	102,259,850	114,283,376	102,812,549	112,543,408	126,094,947	2,000,000	2,000,000
Northern Trusts	2,195,819	2,059,441	2,078,062	1,310,128	1,885,419	2,794,156	17,067,101	17,807,698	16,727,854	20,573,048	21,752,558	21,595,072	1,500,000	300,000
Nova Scotia Trust	308,186	376,802	403,544	......	......	......	3,627,306	3,863,787	4,398,303	3,935,492	4,240,589	4,801,847	325,400	51,500
Prudential Trust	848,477	918,782	861,554	596,287	163,639	164,100	3,731,948	3,439,565	4,197,797	5,176,713	4,521,987	5,223,451	686,915	......
Premier Trust	152,691	155,881	157,216	52,690	66,990	90,426	652,401	706,449	733,317	857,782	929,320	980,960	139,857	14,000
Royal Trust	7,027,863	6,503,267	6,939,534	1,932,037	1,690,112	1,681,052	276,694,049	325,065,692	330,075,874	285,653,949	333,259,072	338,696,460	1,000,000	2,000,000
Standard Trusts	1,643,918	1,650,032	2,404,619	2,607,987	1,197,823	539,065	13,134,100	13,514,865	13,251,170	17,386,008	16,362,721	15,655,789	1,000,000	200,000
Sterling Trusts	547,312	597,112	674,797	532,405	373,831	384,966	2,474,169	3,393,788	4,041,954	3,553,886	4,364,731	5,101,718	568,019	50,000
Saskatchewan General Trusts	258,647	287,954	308,258	......	......	......	2,015,274	2,643,895	3,224,477	2,273,921	2,931,850	3,532,736	173,716	70,000
Saskatchewan Mortgage & Trust	1,016,449	1,014,477	1,011,834	72,773	58,237	50,403	961,767	1,377,916	1,173,829	2,040,989	2,450,630	2,236,067	831,989	120,000
Toronto General Trusts	4,915,358	4,782,458	4,819,568	7,741,389	8,633,508	10,325,117	107,596,746	115,681,079	122,785,353	120,253,443	129,097,041	137,930,038	2,000,000	2,500,000
Trusts & Guarantee	1,869,731	1,869,723	1,760,296	5,551,134	5,376,642	5,864,303	17,734,258	19,931,585	21,462,846	25,155,123	27,577,950	29,087,447	1,429,709	......
Winnipeg Trustee	349,873	369,798	271,661	644,475	672,821	121,196	2,080,034	2,009,402	2,340,246	3,074,382	3,052,023	2,733,104	149,356	15,000
Union Trust	1,647,210	1,674,222	1,795,664	5,262,703	5,088,558	5,036,060	6,430,324	6,538,975	6,561,946	13,340,237	13,301,757	13,393,671	1,000,000	500,000
Western Trust	1,377,026	1,366,807	1,372,957	896,769	699,710	720,514	197,748	471,507	528,008	2,471,544	2,538,025	2,616,479	1,005,000	250,000
Winnipeg Mercantile Trust	87,863	158,934	148,640	......	......	......	135,755	78,312	98,132	223,019	237,246	246,773	106,272	15,000
Consolidated Trusts	305,220	318 571	330,297	16,512	22,665	31,975	......	736,220	805,891	321,733	1,077,456	1,168,163	257,212	65,000
Yorkshire & Can. Trust	1,630,900	1,591,605	1,585,610	......	......	......	......	......	......	1,630,900	1,591,605	1,585,610	977,465	200,000
Fidelity Trust, Winnipeg	713,029	697,557	672,668	......	......	......	......	15,402	18,660	713,029	712,959	691,328	526,800	60,000
Total	$ 50,911,278	$ 51,164,465	$ 52,818,462	$ 42,521,388	$ 43,349,114	$ 45,169,897	$715,441,716	$809,053,280	$857,914,804	$808,874,273	$903,966,886	$955,364,128	$28,300,561	$11,686,800
Acadia Trust	......	467,906	490,482	......	......	......	......	1,116,744	1,214,587	......	1,584,651	1,705,069	200,000	200,000
Waterloo Trust	......	949,850	991,998	......	2,060,694	2,354,172	......	73,648	454,296	......	3,084,192	3,800,467	729,685	165,000
Victoria Trust	......	......	1,346,505	......	......	2,799,925	......	......	11,002	......	......	4,157,433	800,000	510,000
Westminster Trust	......	......	683,319	......	......	117,308	......	......	489,704	......	......	1,290,332	450,350	......
Marcil Trust	......	......	108,629	......	......	1,190	......	......	1,294,481	......	......	1,404,300	100,000	......
Sun Trust	......	......	200,614	......	......	112,121	......	......	10,049,603	......	......	10,362,338	160,000	......
Can. Financiers Trust	......	......	502,421	......	......	......	......	......	104,221	......	......	606,642	337,272	......

IMPORTANT NEW AVENUES OPENED FOR TRUST WORK

Life Insurance Trust Stands Out as Advanced and Popular Activity

WORKING TOGETHER

Insurance Companies Lacking Trustee Authority Find Trust Companies Valuable Aides

By ROBERT BEATTIE,
National Trust Company.

During the past few years trust companies have been telling the public more continuously and more in detail about the facilities they have for conserving and managing the property of their clients. The number of their clients has been constantly growing as a result and this has had the further result that the range of people in contact with trust company service has greatly widened. The trust company, in turn, as it has found more and more sets of individual circumstances which need special consideration and methods, has devised various means, comparatively new, of applying its organization to its clients' problems. Of all the newer avenues of trust company work during the past few years, possibly the so-called Life Insurance Trust is the one which trust company clients have most frequently found to guide them to their purposes so far as their property and their estates are concerned. Through life insurance trusts the trust companies and the insurance companies seem likely to discover many opportunities of co-operation.

The life insurance trust took its rise first in the United States and the causes of its growth seem to have been both general and special. First among these causes is the growth of wealth, leading to increased trust activity among American trust companies, the agencies at closest grips with the management of property in trust. Secondly, the life insurance companies came to realize that their service fell short of the complete protection they aimed to give their policyholders because there were so many people whose requirements were not met either through life policies of the ordinary sort providing lump payments of cash to beneficiaries or of the monthly payment type providing a stated income. Against the first type of policy the objection became plain that it led to placing large sums of money in the hands of those who most needed financial protection; that is, of the very people least capable either of earning money or of managing it. Against the second type of policy, there was the consideration that it did not provide for emergencies; that is, that the insurance company was confined to paying a certain sum of money regularly to the beneficiaries; while it had no power to husband parts of the payments against a future emergency, or, on the other hand, to encroach on the principal fund in order to meet the expenses of illness or permanent incapacity or for such special objects as education or a start in business. In short, the insurance company's service lacked the power to exercise discretion which would enable it to guard the proceeds of insurance policies and use them with a view to the particular requirements of the individual beneficiaries.

Are Not Trustees

Now insurance companies could not exercise discretion because they were not appointed as trustees by their clients, and indeed had no power to act as trustees. The modern trustee is the trust company. The practice, therefore, arose of making the proceeds of insurance policies payable to a trust company on the death of the policyholder and appointing the trust company trustee to manage them under a trust agreement for the benefit of those they were intended to support. That is the simplest form of life insurance trust, and since the moderate amount of property it needs makes it available for the largest number of people, it is also the most usual. Such a trust has advantages which are at once obvious. It combines safety and flexibility. It guards the property of those not able or fitted to manage it for themselves. At the same time it makes it possible for the trustee to encroach on the principal for such purposes and necessities as may arise and if the trustee considers this advisable. It avoids both the rigidity of the monthly payment plan and the risks of lump payments to inexperienced people. If the estate, besides life insurance, will contain other assets, the same result can be secured through appointing a trust company executor and trustee under will to manage all the testator's property.

Insuring Insurance

Another form of life insurance trust (known sometimes as the funded life insurance trust) appeals especially to the man who is able to set aside a fund of cash or a body of securities for the specific purpose of paying life insurance premiums. Roughly, property amounting in value to $10,000 or more can be dealt with in this way. Besides the usual object of safeguarding the proceeds of life insurance policies, this form of trust has the advantage of removing a fixed amount of a man's property from the risks of his business career, and also of insuring the payment of the premiums on his insurance regardless of what may happen to the rest of his property. The procedure is simple. A trust company client takes out life insurance for the required amount and then deposits with the trust company under a trust agreement sufficient securities to keep up the premiums out of the income, instructing the company to pay the premiums. Of course, he may leave cash with the company and provide that the company invest it and keep up the payments. In that case he receives the company's experience in choosing investments. Another obvious advantage of a funded life insurance trust is that at the client's death the trust fund is at once increased by the amount of his life insurance. The trust document usually provides for the administration of the trust fund after the client's death. The privacy of this latter arrangement appeals to many people because it avoids the publicity of probate before the Surrogate Court, which is necessary where there is a will.

A purpose which men often have in establishing life insurance trusts is the assuring of funds to pay succession duties promptly when they fall due. Unless an estate contains a large amount of ready cash, there is a risk that it may be necessary to sacrifice some of the assets to pay this tax, due on property passing by will. Succession duty must be paid before the estate may be distributed. Since life insurance is payable promptly after the death of the insured, the usefulness of insurance for this purpose is at once clear.

Another purpose which originally had a good deal to do with the growth in the popularity of insurance trusts in the United States is the fact that the establishment of one made a saving in income tax and in inheritance taxes on an estate. In Canada, a trust has to be irrevocable before there accrues any advantage in respect to taxation, and not many men wish to place a large proportion of their property beyond their reach for the sake of such saving in taxation as might result. The probability would seem to be therefore that the growth of the insurance trust business with Canadian trust companies will take place on the merits of the insurance trust as a means of providing skilled and adaptable management of life insurance funds and of increasing estates which would otherwise be considerably smaller.

RUSSIA AS WHEAT COMPETITOR TO BE FEARED IN CANADA

(Continued from page 17)

wheat as she required and being forced to take the world price for her surplus.

He advocated strongly a change to a system to maintain the productivity of the soil. This meant rotation of crops with the growing of corn, sunflowers, sweet clover, etc., which had the effect of putting something back into the soil. Then with diversified farming $6,000 worth of bacon or butter could be put on the export market for the same cost as a thousand dollars' worth of wheat. In brief he would meet the transportation problem by shipping more valuable commodities in smaller space. This would have the effect of reducing the transportation cost per area of production.

To Supply Winter Jobs

Likewise in regard to the labor question Premier Bracken was practical. His solution for the high tariff was not to reduce wages necessarily but to spread out the demand for labor. The present short cropping season meant a demand for many workers at one season with high wages and unemployment in the winter. Canada could not compete with Argentine and India and other agricultural countries and continue to bear the expense of high wages and cost of moving labor for a short harvest season. What was needed to meet this situation was a winter industry and his suggestion was cattle-raising. Cattle brought a good price in the spring after feeding through the winter on the roughage of the crop and this would mean employment for many workers.

What is the remedy and how to bring about the change? asked the speaker. History had proven, he said, that transition has been slow and painful. It was not desirable to keep farmers on the land at the expense of the state. Some of them must go. That was the problem of the mortgage loaning institutions. To bring about the desired change to diversified farming would require a larger investment. More capital was required as the returns were delayed. It was necessary, too, tc have smaller holdings for successful mixed farming. This brought on the problem of the big farmer to dispose of part of his land.

"Are you going to give more? Is the Government going to give more? And if we do not give more who will?" These were the questions the premier propounded. But there was another way out. It was to cut expenses and make the family work to produce more.

His suggestion to the mortgage companies was that they should make payments easier and amortize the debt to those who would change from the present one-crop system to mixed farming. It was necessary that the farmer should not only be able to pay his way in the good years but that he should be able to build up a reserve for the lean years. This reserve should be in grain, seed and cash. All this he thought would work to a lower rate of interest when the mortgage companies were assured they would get their money back.

FARMERS IN N.B. BETTER OFF

FREDERICTON, N.B.—Farming conditions in Southern New Brunswick are reported to be considerably advanced over the corresponding time in 1923. The extreme flood conditions in many sections held back farming a year ago. So far such extreme conditions have not materialized this season, and seeding is expected to begin within a week or two in many places. Ploughing has been done in many sections.

THE INCOME TAX LIEN IN EFFECT ON MORTGAGES

Efforts of Association to Have Injustice Ironed Out

From Report of Executive to Dominion Mortgage and Investments Association.

Your committee, early in July last year, were somewhat surprised to find that an amendment had been made to the Income War Tax Act which made income tax a lien prior to existing mortgages. This measure, it was found, was introduced during the closing hours of the session about June 27th and passed within a day or two. Apparently no one had any information as to the proposed amendment and the only objection thereto was made by Mr. Marler, one of the members for Montreal. As soon as the effect of such legislation was realized by companies all over the Dominion protests to your committee poured in, not only from member companies, but from boards of trade and other organizations. All urged the taking of immediate action. Upon your initiative a meeting of representative business organizations was called by the President of the Toronto Board of Trade, and this meeting was addressed by our solicitor, E. T. Malone. The decision arrived at was that a united protest should be made. Meanwhile a constant stream of protest to Ottawa was apparently maintained.

The Executive Committee proposed to make recommendations to the Government at Ottawa, but prior to doing that the Commissioner of Taxation himself entered into communication with individual members of the committee, and our solicitor also had negotiations with him. Mr. Breadner finally agreed to advise the repeal of the section objected to and substitute one that would not make the tax a charge prior to those already existing. The new section, we understand, will provide:

(a) The tax, interest, or penalty with respect thereto, at the time the assessment is made, that is when it is mailed, shall be a lien upon the assets of the taxpayer notwithstanding registration or publication.

(b) The lien to be applicable in respect to income from the 1924 taxation period and to subsequent periods.

(c) The lien or charge shall not follow or attach to personal property sold bona fide to a purchaser for value.

(d) Claims registered prior to the time of mailing the notice shall have priority over the lien for income tax.

(e) The lien to be void after the expiration of five years from the end of the taxation period in respect of which the tax is payable.

(f) The charge or lien for income tax to be in every respect the same as other charges and not to have any special rights because of its being a debt due to the Crown.

It is understood that the lien does not take effect until the actual mailing of the notice. It would appear to be necessary before paying out money on account of any loan, to ascertain whether the borrower owes income tax. This can be done by the borrower obtaining from the Registrar a certificate that he does not owe any taxes and provision has to be made for the issuing of this certificate promptly. The possibility of delay, as experienced in dealing with Government officials, was pointed out, but assurance is given that the Inspectors will issue certificates to borrowers or their attorneys at once.

Executors & Administrators Trust Company
Limited
MOOSE JAW, SASK.

Solicit correspondence re Investments or appointments as agents in a trust or fiduciary capacity.

Before 1882 and After

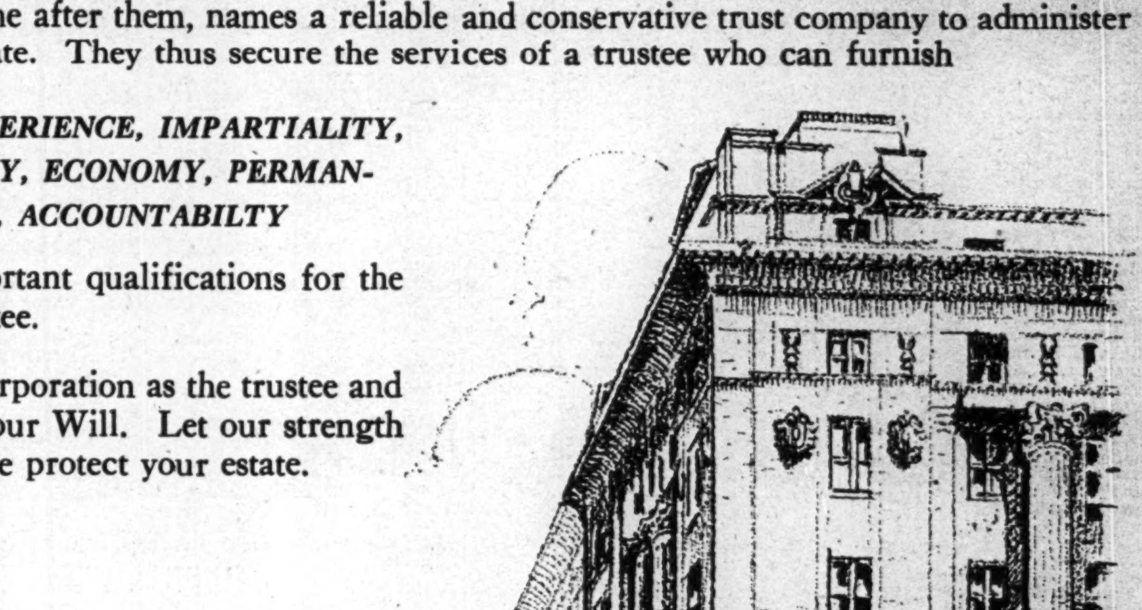
IN CANADA, before 1882, when people made their Wills they had no alternative but to name some private party as the Executor and Trustee of their Will, and then depend for the administration of their Estate on the integrity, business ability, length of life and convenience of the party appointed. This, in very many cases, with disastrous results as attested by the records of the law courts. A great change has taken place in these circumstances, however, since 1882. In that year the first trust company—The Toronto General Trusts Corporation, a corporate executor and trustee — was established and persons making their Wills are not so handicapped.

The growing trust needs of a growing country brought the trust company into existence, and the man or woman with property to-day who wishes this property conserved for those who shall come after them, names a reliable and conservative trust company to administer his or her estate. They thus secure the services of a trustee who can furnish

SAFETY, EXPERIENCE, IMPARTIALITY, EFFICIENCY, ECONOMY, PERMANENCE, ACCOUNTABILTY

all most important qualifications for the office of trustee.

Name this Corporation as the trustee and executor of your Will. Let our strength and experience protect your estate.



The Toronto General Trusts Corporation

Total Assets under administration exceed $137,000,000.

A. D. LANGMUIR, General Manager — *W. G. WATSON, Assistant General Manager*

Head Office: Bay and Melinda Streets, Toronto. Branches: Ottawa, Winnipeg, Saskatoon, Vancouver.

Ask for Booklet, "Wills and Wisdom."